## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	604/59 Porter Street, Prahran Vic 3181
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$535,000	&	\$555,000

### Median sale price

Median price	\$615,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2022	to	31/12/2022	;	Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8/29 Coolullah Av SOUTH YARRA 3141	\$570,000	11/01/2023
2	18/8 Westbury St ST KILDA EAST 3183	\$565,000	16/12/2022
3	19/4 Gordon Gr SOUTH YARRA 3141	\$540,000	15/01/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2023 13:33





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> **Indicative Selling Price** \$535,000 - \$555,000 **Median Unit Price** December quarter 2022: \$615,000

**Agent Comments** 

Agent Comments

Agent Comments





# Comparable Properties



8/29 Coolullah Av SOUTH YARRA 3141 (REI)

Price: \$570,000 Method: Private Sale Date: 11/01/2023

**└──** 2

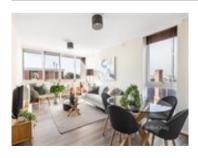
Property Type: Apartment



18/8 Westbury St ST KILDA EAST 3183 (REI)

Price: \$565,000 Method: Private Sale Date: 16/12/2022

Property Type: Apartment



19/4 Gordon Gr SOUTH YARRA 3141 (REI)

**--** 2

Price: \$540.000 Method: Private Sale Date: 15/01/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



