

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

204/16 PORTER STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8/8 CHARLES STREET PRAHRAN VIC 3181	\$660,000	16-Aug-23
802/31 GRATTAN STREET PRAHRAN VIC 3181	\$660,000	28-Sep-23
611/15 CLIFTON STREET PRAHRAN VIC 3181	\$601,000	09-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 February 2024



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**8/8 CHARLES STREET PRAHRAN
VIC 3181**

2 2 1

Sold Price

\$660,000

Sold Date **16-Aug-23**

Distance **0.13km**



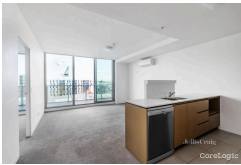
**802/31 GRATTAN STREET
PRAHRAN VIC 3181**

2 2 1

Sold Price

Sold Date **28-Sep-23**

Distance **0.4km**



**611/15 CLIFTON STREET PRAHRAN
VIC 3181**

2 2 1

Sold Price

\$601,000

Sold Date **09-Sep-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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