

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

401/59 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2021

to

31 Dec 2021

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

517/31 Grattan Street Prahran VIC 3181	\$450,000	03-May-21
312/31 Grattan Street Prahran VIC 3181	\$400,000	12-Jul-21
816/31 Grattan Street Prahran VIC 3181	\$465,000	22-Jul-21

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: 10 January 2022



517/31 Grattan Street Prahran VIC 3181

Sold Price

\$450,000

Sold Date

03-May-21

 1

 1

 1

Distance

0.03km



312/31 Grattan Street Prahran VIC 3181

Sold Price

\$400,000

Sold Date

12-Jul-21

 1

 1

 1

Distance

0.03km



816/31 Grattan Street Prahran VIC 3181

Sold Price

\$465,000

Sold Date

22-Jul-21

 1

 1

 1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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