

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

12/8 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between \$110,000

&

\$120,000

Median sale price

Median price \$557,500

Property Type Unit

Suburb Prahran

Period - From 01/07/2022

to

30/09/2022

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	Price	Date of sale
1	212/8 Porter St PRAHRAN 3181	\$120,000	17/08/2022
2	211/8 Porter St PRAHRAN 3181	\$120,000	28/06/2022
3	203/8 Porter St PRAHRAN 3181	\$107,500	01/06/2022

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 six months.~~

This Statement of Information was prepared on:

04/11/2022 13:34



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$110,000 - \$120,000

Median Unit Price

September quarter 2022: \$557,500

Comparable Properties



212/8 Porter St PRAHRAN 3181 (REI)

Agent Comments



Price: \$120,000

Method: Private Sale

Date: 17/08/2022

Property Type: Apartment



211/8 Porter St PRAHRAN 3181 (VG)

Agent Comments



Price: \$120,000

Method: Sale

Date: 28/06/2022

Property Type: Strata Unit/Flat



203/8 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$107,500

Method: Private Sale

Date: 01/06/2022

Property Type: Apartment