Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	205/47 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 \$550,000 & \$595,000	Range between	\$550,000	&	\$595,000
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Median sale price

Median price	\$460,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	24/4 Victoria St WINDSOR 3181	\$605,000	21/10/2024
2	304/10-13 Porter St PRAHRAN 3181	\$550,000	16/08/2024
3	301/47 Porter St PRAHRAN 3181	\$620,000	22/06/2024

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:	13/11/2024 17:01



Date of sale



Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$550,000 - \$595,000 **Median Unit Price** September quarter 2024: \$460,000



Property Type: Apartment **Agent Comments**

Comparable Properties



24/4 Victoria St WINDSOR 3181 (REI)

Price: \$605,000

Date: 21/10/2024 Property Type: Apartment

Method: Private Sale

Agent Comments



304/10-13 Porter St PRAHRAN 3181 (REI)

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Agent Comments

Price: \$550,000

Method: Sold Before Auction

Date: 16/08/2024

Property Type: Apartment



301/47 Porter St PRAHRAN 3181 (REI/VG)

Price: \$620,000 Method: Auction Sale Date: 22/06/2024 Property Type: Unit



Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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