

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	204/10 Porter Street, Prahran Vic 3181
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Indicative selling price

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

Single price \$590,000

Median sale price

Median price	\$590,000	House		Unit	X	Suburb	Prahran
Period - From	01/10/2017	to	31/12/2017	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	207/36 Porter St PRAHRAN 3181	\$580,000	23/08/2017
2	304/47 Porter St PRAHRAN 3181	\$579,000	17/11/2017
3	34/321 Chapel St PRAHRAN 3181	\$576,000	02/12/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$590,000

Median Unit Price
December quarter 2017: \$590,000

Comparable Properties



207/36 Porter St PRAHRAN 3181 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 23/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



304/47 Porter St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$579,000
Method: Private Sale
Date: 17/11/2017
Rooms: 4
Property Type: Apartment



34/321 Chapel St PRAHRAN 3181 (REI)

Agent Comments



Price: \$576,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment