

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

404/47 Porter Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,800,000

Median sale price

Median price

\$638,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2021

to

30/09/2021

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	2204/229 Toorak Rd SOUTH YARRA 3141	\$1,913,600	13/07/2021
2	1/227 Dandenong Rd WINDSOR 3181	\$1,830,000	23/10/2021
3	501/120 Greville St PRAHRAN 3181	\$1,643,000	08/10/2021

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:

08/11/2021 13:47

Walter Summons

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Indicative Selling Price

\$1,800,000

Median Unit Price

September quarter 2021: \$638,000



3 2 2

Property Type: Apartment

Land Size: 294 approx sqm
approx

Agent Comments

Comparable Properties



2204/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

3 2 2

Price: \$1,913,600

Method: Private Sale

Date: 13/07/2021

Property Type: Apartment



1/227 Dandenong Rd WINDSOR 3181 (REI) **Agent Comments**

4 1 2

Price: \$1,830,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Apartment



501/120 Greville St PRAHRAN 3181 (REI) **Agent Comments**

3 2 2

Price: \$1,643,000

Method: Sold Before Auction

Date: 08/10/2021

Property Type: Apartment

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