

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

305/10 Porter Street, Prahran Vic 3181

Indicative selling price

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

Single price \$609,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb Prahran

Period - From 01/01/2019

to 31/03/2019

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	8/30 Williams Rd PRAHRAN 3181	\$640,000	23/03/2019
2	302/47 Claremont St SOUTH YARRA 3141	\$605,000	21/03/2019
3	10/9 Darling St SOUTH YARRA 3141	\$590,000	12/02/2019

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.



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$609,000

Median Unit Price
March quarter 2019: \$520,000

Comparable Properties



8/30 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: Apartment



302/47 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 21/03/2019
Rooms: -
Property Type: Apartment



10/9 Darling St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$590,000
Method: Sale
Date: 12/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)