

STATEMENT OF INFORMATION

204/8 PORTER STREET, PRAHRAN, VIC 3181

PREPARED BY PETER DAVIES , CHILLI REALTY, PHONE: 0402 335 005



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

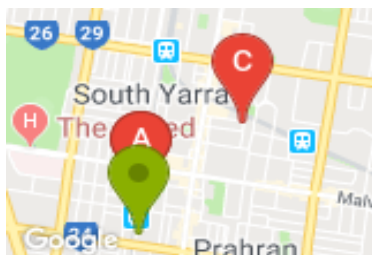
**204/8 PORTER STREET, PRAHRAN, VIC**

1 bed 1 bath 1 car

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$130,000**

Provided by: Peter Davies , Chilli Realty

MEDIAN SALE PRICE

**PRAHRAN, VIC, 3181****Suburb Median Sale Price (Unit)****\$498,000**

01 April 2018 to 31 March 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

**217/42 PORTER ST, PRAHRAN, VIC 3181**

1 bed 1 bath 1 car

Sale Price***\$133,000**

Sale Date: 02/05/2019

Distance from Property: 253m

**121/42 PORTER ST, PRAHRAN, VIC 3181**

1 bed 1 bath 1 car

Sale Price**\$131,000**

Sale Date: 06/04/2019

Distance from Property: 253m

**304/60 GARDEN ST, SOUTH YARRA, VIC 3141**

1 bed 1 bath 1 car

Sale Price**\$130,000**

Sale Date: 03/04/2019

Distance from Property: 1.1km



This report has been compiled on 14/06/2019 by Chilli Realty. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

204/8 PORTER STREET, PRAHRAN, VIC 3181

Indicative selling price

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

Single Price:

\$130,000

Median sale price

Median price

\$498,000

House

Unit

X

Suburb

PRAHRAN

Period

01 April 2018 to 31 March 2019

Source


pricefinder

Comparable property sales

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

217/42 PORTER ST, PRAHRAN, VIC 3181	*\$133,000	02/05/2019
121/42 PORTER ST, PRAHRAN, VIC 3181	\$131,000	06/04/2019
304/60 GARDEN ST, SOUTH YARRA, VIC 3141	\$130,000	03/04/2019