

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

11 Porter Street Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,750

Property type

Unit

Suburb

Prahran

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

403/27 Macquarie Street Prahran VIC 3181	\$755,000	21-Nov-19
204/55 Wellington Street St Kilda VIC 3182	\$785,000	14-Dec-19
55/604 St Kilda Road Melbourne VIC 3004	\$752,250	24-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 03 January 2020

Janssen Heung
 P 03 9978 7872
 M 0411 659 290
 E janssen.xiang@fnkew.com.au



403/27 Macquarie Street Prahran VIC 3181

 2
  2
  1

Sold Price **\$755,000** Sold Date **21-Nov-19**

Distance **0.18km**



204/55 Wellington Street St Kilda VIC 3182

 2
  2
  1

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **14-Dec-19**

Distance **0.74km**



55/604 St Kilda Road Melbourne VIC 3004

 2
  2
  1

Sold Price **\$752,250** Sold Date **24-Aug-19**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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