Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| . , | |
|----------------------|--------------------------------------|
| Address | 2/16 Porter Street, Prahran Vic 3181 |
| Including suburb and | |

| Address | 2/16 Porter Street, Prahran Vic 3181 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

Property offered for sale

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

Single price \$849,000

Median sale price

| Median price | \$589,000 | Pro | perty Type U | nit | | Suburb | Prahran |
|---------------|------------|-----|--------------|-----|-------|--------|---------|
| Period - From | 01/04/2020 | to | 31/03/2021 | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 1 | 3B/29 Queens Rd MELBOURNE 3004 | \$860,000 | 11/12/2020 |
|---|-------------------------------------|-----------|------------|
| 2 | 1006/480 St Kilda Rd MELBOURNE 3004 | \$836,000 | 25/03/2021 |
| 3 | | | |

OR

В* 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: | 16/04/2021 17:13 |
|--|------------------|
|--|------------------|



Date of sale



James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

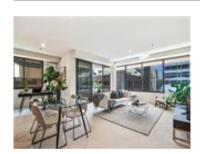
Indicative Selling Price \$849,000 Median Unit Price

Year ending March 2021: \$589,000





Comparable Properties



3B/29 Queens Rd MELBOURNE 3004 (REI)

Price: \$860,000

Method: Sold Before Auction

Date: 11/12/2020

Property Type: Apartment

Agent Comments



1006/480 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments

= 2 **=** 2 **=** 3

Price: \$836,000 Method: Private Sale Date: 25/03/2021

Property Type: Apartment

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



