

# 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

402/10 Porter Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000

&

\$740,000

### Median sale price

Median price \$573,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2019

to 30/09/2020

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	202/573 High St PRAHRAN 3181	\$727,500	25/06/2020
2	909/70 Queens Rd MELBOURNE 3004	\$720,000	29/06/2020
3	1001/83 Queens Rd MELBOURNE 3004	\$700,000	12/06/2020

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:

11/11/2020 08:27



2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$690,000 - \$740,000

**Median Unit Price**

Year ending September 2020: \$573,000

## Comparable Properties



**202/573 High St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$727,500

**Method:** Private Sale

**Date:** 25/06/2020

**Property Type:** Apartment

**909/70 Queens Rd MELBOURNE 3004 (VG)**

**Agent Comments**

2 - -

**Price:** \$720,000

**Method:** Sale

**Date:** 29/06/2020

**Property Type:** Subdivided Flat - Single OYO Flat

**1001/83 Queens Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 12/06/2020

**Property Type:** Flat/Unit/Apartment (Res)