## 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	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$690,000		&		\$740,000			
Median sale pr	rice							
Median price	\$573,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ad	dress 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



### WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





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)



Price: \$727,500 Method: Private Sale Date: 25/06/2020 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$720,000 Method: Sale Date: 29/06/2020 Property Type: Subdivided Flat - Single OYO Flat

909/70 Queens Rd MELBOURNE 3004 (VG)

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

Agent Comments



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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.