

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

206/36 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Prahran

Period - From 11/05/2019 to 10/05/2020 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 | 16/11 Raleigh St WINDSOR 3181 | \$315,000 | 09/03/2020 |
| 2 | 301/227 Toorak Rd SOUTH YARRA 3141 | \$310,000 | 26/02/2020 |
| 3 | 803/10 Claremont St SOUTH YARRA 3141 | \$308,000 | 02/03/2020 |

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:

11/05/2020 16:07



Property Type: Strata Unit/Flat
Agent Comments

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Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
11/05/2019 - 10/05/2020: \$580,000

Comparable Properties

16/11 Raleigh St WINDSOR 3181 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 09/03/2020
Property Type: Strata Unit/Flat

301/227 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 26/02/2020
Property Type: Apartment



803/10 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$308,000
Method: Private Sale
Date: 02/03/2020
Rooms: 3
Property Type: Apartment