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

502/36 Porter Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$485,000		&		\$515,000			
Median sale pi	rice							
Median price	\$625,500	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2022	to	30/06/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	1107/15 Clifton St PRAHRAN 3181	\$490,000	25/06/2022
2	103/69 Newry St WINDSOR 3181	\$475,000	14/07/2022
3	809/1 Clara St SOUTH YARRA 3141	\$475,000	02/03/2022

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:

01/08/2022 15:39



BigginScott^{*}



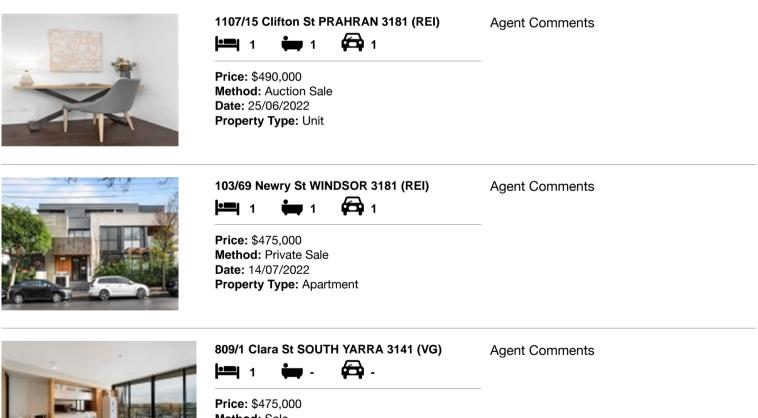


Property Type: Apartment Agent Comments

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

Indicative Selling Price \$485,000 - \$515,000 Median Unit Price June quarter 2022: \$625,500

Comparable Properties





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