

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 consumer.vic.gov.au/underquoting

Range between \$485,000

&

\$515,000

Median sale price

Median price \$625,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2022

to 30/06/2022

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	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



Property Type: Apartment

Agent Comments

Comparable Properties



1107/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments



Price: \$490,000

Method: Auction Sale

Date: 25/06/2022

Property Type: Unit



103/69 Newry St WINDSOR 3181 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 14/07/2022

Property Type: Apartment



809/1 Clara St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 02/03/2022

Property Type: Strata Unit/Flat