

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

304/47 Porter Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$579,000

Median sale price

Median price

\$630,000

House

Unit

X

Suburb

Prahran

Period - From

01/04/2017

to

30/06/2017

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	20/20 St Edmonds Rd PRAHRAN 3181	\$626,000	12/08/2017
2	102/10 Porter St PRAHRAN 3181	\$625,000	27/07/2017
3	4/38 Porter St PRAHRAN 3181	\$570,000	20/05/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



20/20 St Edmonds Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 2

Price: \$626,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 3

Property Type: Apartment



102/10 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 2 1

Price: \$625,000

Method: Sold Before Auction

Date: 27/07/2017

Rooms: 4

Property Type: Apartment



4/38 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 3

Property Type: Apartment