

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

106/36 PORTER STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

17/9 CROMWELL ROAD SOUTH YARRA VIC 3141	\$440,000	27-May-23
113/36 PORTER STREET PRAHRAN VIC 3181	\$480,000	26-Sep-23

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 6 months.

This Statement of Information was prepared on: 23 October 2023



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**17/9 CROMWELL ROAD SOUTH
YARRA VIC 3141**

Sold Price

\$440,000

Sold Date **27-May-23**

1 1 -

Distance **0.84km**



**113/36 PORTER STREET PRAHRAN
VIC 3181**

Sold Price

^{RS} **\$480,000** ^{UN}

Sold Date **26-Sep-23**

1 1 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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