

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

510/16 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2021

to

30 Nov 2022

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

37/62 WELLINGTON STREET ST KILDA VIC 3182	\$455,000	21-Jun-22
208/270 HIGH STREET WINDSOR VIC 3181	\$435,000	05-Jul-22
4/159 PEEL STREET WINDSOR VIC 3181	\$460,000	24-Oct-22

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: 14 December 2022


**37/62 WELLINGTON STREET ST
KILDA VIC 3182**
 1
  1
  1

Sold Price

\$455,000

Sold Date

21-Jun-22

Distance

0.83km

**208/270 HIGH STREET WINDSOR
VIC 3181**
 1
  1
  1

Sold Price

\$435,000

Sold Date

05-Jul-22

Distance

0.61km

**4/159 PEEL STREET WINDSOR VIC
3181**
 1
  1
  1

Sold Price

\$460,000

Sold Date

24-Oct-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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