

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 304/10-13 Porter Street, Prahran

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 \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property type Apartment Suburb Prahran
Period - From 01/04/2024 to 31/06/2024 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 |
|----------------------------------|-----------|--------------|
| 326/8 Daly Street, South Yarra | \$510,000 | 11/07/2024 |
| 415/3 Yarra Street, South Yarra | \$522,000 | 25/06/2024 |
| 2015/3 Yarra Street, South Yarra | \$550,000 | 21/06/2024 |

This Statement of Information was prepared on: 17/07/2024