

# 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 54/34 Porter Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$830,000

### Median sale price

Median price \$610,000

Property type Unit

Suburb Prahran

Period - From 01/01/2021

to

31/03/2021

Source REIV

### Comparable property sales

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
16/27 Izett Street, Prahran	\$825,000	15/06/2021
404/12 Anchor Place, Prahran	\$806,000	31/05/2021
83/108 Greville Street, Prahran	\$830,000	13/03/2021

This Statement of Information was prepared on: 26 June 2021