

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

106/16 Porter Street, Prahran Vic 3181

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Prahran

Period - From 01/10/2022 to 30/09/2023 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	702/31 Grattan St PRAHRAN 3181	\$635,000	28/08/2023
2	504/31 Grattan St PRAHRAN 3181	\$622,000	05/09/2023
3	611/15 Clifton St PRAHRAN 3181	\$601,000	09/09/2023

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.~~

This Statement of Information was prepared on: 02/11/2023 09:30



Property Type: Serviced

Apartment

Land Size: 2210 sqm approx

Agent Comments

Comparable Properties



702/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 28/08/2023

Rooms: 5

Property Type: Apartment

504/31 Grattan St PRAHRAN 3181 (VG)

Agent Comments



Price: \$622,000

Method: Sale

Date: 05/09/2023

Property Type: Strata Unit/Flat



611/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$601,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit