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	208/36 Porter Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$395,000	&	\$434,500

Median sale price

Median price	\$526,500	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2022	to	30/06/2023	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	617/31 Grattan St PRAHRAN 3181	\$400,000	14/04/2023
2	409/120 Greville St PRAHRAN 3181	\$400,000	31/05/2023
3	214/87 High St PRAHRAN 3181	\$420,000	17/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/09/2023 18:38

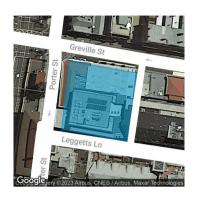




Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$395,000 - \$434,500 Median Unit Price Year ending June 2023: \$526,500





Comparable Properties

617/31 Grattan St PRAHRAN 3181 (VG)

Agent Comments

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Price: \$400,000 Method: Sale Date: 14/04/2023

Property Type: Strata Unit/Flat

Agent Comments

409/120 Greville St PRAHRAN 3181 (VG)

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Price: \$400,000 **Method:** Sale **Date:** 31/05/2023

Property Type: Strata Unit/Flat

Agent Comments



214/87 High St PRAHRAN 3181 (REI/VG)

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Price: \$420,000 Method: Private Sale

Property Type: Apartment

Date: 17/05/2023

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



