

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

208/36 Porter Street, Prahran Vic 3181

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 Property Type Unit Suburb Prahran

Period - From 01/07/2022 to 30/06/2023 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	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 comparable properties 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



Property Type: Apartment

Agent Comments

Comparable Properties

617/31 Grattan St PRAHRAN 3181 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 14/04/2023

Property Type: Strata Unit/Flat

409/120 Greville St PRAHRAN 3181 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 31/05/2023

Property Type: Strata Unit/Flat

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

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 17/05/2023

Property Type: Apartment

