

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

411/16 Porter Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$573,750

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2024

to

31/03/2024

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
1	16/62 Wellington St ST KILDA 3182	\$520,000	24/01/2024
2	19/161-165 Greville St PRAHRAN 3181	\$510,000	14/03/2024
3	919/32 Bray St SOUTH YARRA 3141	\$507,000	23/03/2024

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:

15/04/2024 12:39

James Burne

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Indicative Selling Price

\$509,000

Median Unit Price

March quarter 2024: \$573,750

**Property Type:** Strata Unit/Flat

Agent Comments

Comparable Properties

**16/62 Wellington St ST KILDA 3182 (REI)**

Agent Comments

**Price:** \$520,000**Method:** Private Sale**Date:** 24/01/2024**Property Type:** Apartment**19/161-165 Greville St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$510,000**Method:** Private Sale**Date:** 14/03/2024**Property Type:** Apartment**919/32 Bray St SOUTH YARRA 3141 (REI)**

Agent Comments

**Price:** \$507,000**Method:** Auction Sale**Date:** 23/03/2024**Property Type:** Apartment**Land Size:** 1890 sqm approx

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