

## 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

501/10 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,200

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 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

207/16 PORTER STREET PRAHRAN VIC 3181	676000	23-Apr-24
2/3 ANCHOR PLACE PRAHRAN VIC 3181	800000	17-May-24
601/16 PORTER STREET PRAHRAN VIC 3181	736000	30-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 25 June 2024



**207/16 PORTER STREET PRAHRAN VIC 3181** Sold Price

**676000** Sold Date **23-Apr-24**

2 2 1

Distance **0.03km**



**2/3 ANCHOR PLACE PRAHRAN VIC 3181** Sold Price

**RS 800000 UN** Sold Date **17-May-24**

2 2 1

Distance **0.34km**



**601/16 PORTER STREET PRAHRAN VIC 3181** Sold Price

**736000** Sold Date **30-Apr-24**

2 2 1

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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