

## 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

601/16 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2023

to

31 Mar 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

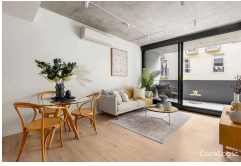
Date of sale

|  |           |           |
|--|-----------|-----------|
| 106/16 PORTER STREET PRAHRAN VIC 3181        | \$666,000 | 03-Feb-24 |
| 612/15 CLIFTON STREET PRAHRAN VIC 3181       | \$670,000 | 05-Jan-24 |
| 908/601-605 ST KILDA ROAD MELBOURNE VIC 3004 | \$705,000 | 06-Nov-23 |

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: 17 April 2024

**106/16 PORTER STREET PRAHRAN VIC 3181** Sold Price **\$666,000** Sold Date **03-Feb-24**

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Distance **0km****612/15 CLIFTON STREET PRAHRAN VIC 3181** Sold Price <sup>RS</sup> **\$670,000** Sold Date **05-Jan-24**

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Distance **0.39km****908/601-605 ST KILDA ROAD MELBOURNE VIC 3004** Sold Price <sup>RS</sup> **\$705,000** <sup>UN</sup> Sold Date **06-Nov-23**

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Distance **0.81km****RS** = Recent sale      **UN** = Undisclosed Sale

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