### Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 601/59 Porter Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$370,000		&		\$407,000					
Median sale pi	rice									
Median price	\$505,000	Pro	operty Type	Unit			Suburb	Prahran		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	18/93 Argyle St ST KILDA 3182	\$405,000	28/11/2023
2	107/10 Porter St PRAHRAN 3181	\$390,000	10/11/2023
3	17/209 Dandenong Rd WINDSOR 3181	\$385,000	12/12/2023

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:

14/02/2024 16:02



## BigginScott<sup>\*</sup>

Adrian Faranda 0408 331 286 afaranda@bigginscott.com.au





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$370,000 - \$407,000 Median Unit Price Year ending December 2023: \$505,000

# **Comparable Properties**



18/93 Argyle St ST KILDA 3182 (REI/VG)



Price: \$405,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment Agent Comments

Agent Comments



Price: \$390,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment

1

17/209 Dandenong Rd WINDSOR 3181 (REI/VG)

107/10 Porter St PRAHRAN 3181 (REI/VG)



Agent Comments



Price: \$385,000 Method: Private Sale Date: 12/12/2023 Property Type: Unit

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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