

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

701/16 PORTER STREET PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Prahran

Period-from

01 Mar 2023

to

29 Feb 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

305/525 HIGH STREET PRAHRAN VIC 3181	\$1,580,000	31-Oct-23
202/3 ROBINSON STREET PRAHRAN VIC 3181	\$1,600,000	23-Sep-23
1402/469-471 ST KILDA ROAD MELBOURNE VIC 3004	\$1,650,000	18-Mar-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: 20 March 2024

**305/525 HIGH STREET PRAHRAN
VIC 3181**

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Sold Price **\$1,580,000** Sold Date **31-Oct-23**Distance **1.38km****202/3 ROBINSON STREET
PRAHRAN VIC 3181**

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Sold Price **\$1,600,000** Sold Date **23-Sep-23**Distance **1.15km****1402/469-471 ST KILDA ROAD
MELBOURNE VIC 3004**

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Sold Price ^{RS} **\$1,650,000** ^{UN} Sold Date **18-Mar-24**Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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