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

702/14-18 Porter Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$680,000		&		\$745,000			
Median sale p	rice							
Median price	\$515,400	Pro	operty Type	Unit			Suburb	Prahran
Period - From	26/07/2022	to	25/07/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	301/525 High St PRAHRAN 3181	\$745,000	13/07/2023
2	401/163 Fitzroy St ST KILDA 3182	\$735,000	09/05/2023
3	601-605 St Kilda Rd MELBOURNE 3004	\$700,000	28/06/2023

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:

26/07/2023 13:53









Property Type: Agent Comments

Indicative Selling Price \$680,000 - \$745,000 **Median Unit Price** 26/07/2022 - 25/07/2023: \$515.400

Comparable Properties



301/525 High St PRAHRAN 3181 (REI)







Method: Sold Before Auction Date: 13/07/2023 Property Type: Unit

Agent Comments

Agent Comments



401/163 Fitzroy St ST KILDA 3182 (REI/VG)



Price: \$735,000 Method: Private Sale Date: 09/05/2023 Property Type: Apartment

601-605 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$700,000 Method: Private Sale Date: 28/06/2023 Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



propertydata

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