

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$745,000

Median sale price

Median price \$515,400 Property Type Unit Suburb Prahran

Period - From 26/07/2022 to 25/07/2023 Source 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.

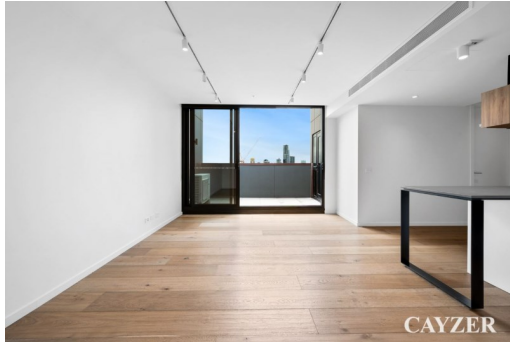
	Address of comparable property	Price	Date of sale
1	301/525 High St PRAHRAN 3181	\$745,000	13/07/2023
2	401/163 Fitzroy St ST KILDA 3182	\$735,000	09/05/2023
3	601-605 St Kilda Rd MELBOURNE 3004	\$700,000	28/06/2023

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)

Agent Comments



Price: \$745,000

Method: Sold Before Auction

Date: 13/07/2023

Property Type: Unit



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

Agent Comments



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