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 504/59 Porter Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$490,000		&		\$520,000			
Median sale pi	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	16/04/2023	to	15/04/2024		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	304/59 Porter St PRAHRAN 3181	\$506,000	21/03/2024
2	609/35 Wilson St SOUTH YARRA 3141	\$500,000	25/01/2024
3	14/40 Upton Rd WINDSOR 3181	\$495,000	23/02/2024

OR

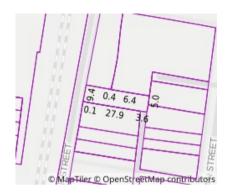
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/04/2024 19:33



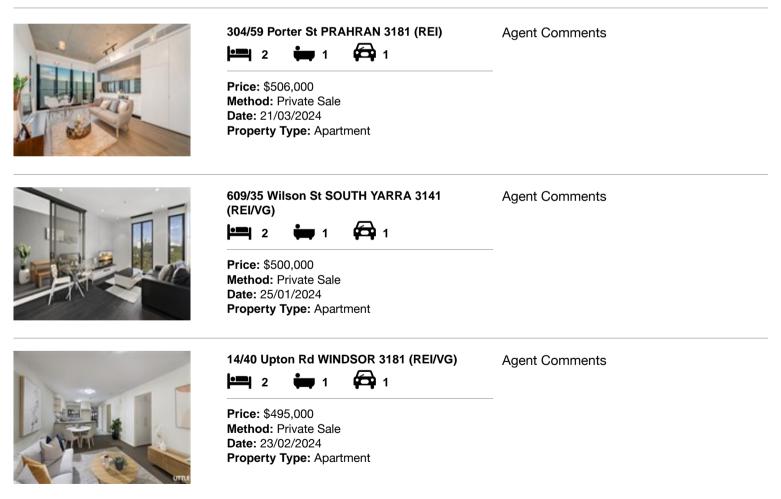






Property Type: Apartment Agent Comments Indicative Selling Price \$490,000 - \$520,000 Median Unit Price 16/04/2023 - 15/04/2024: \$525,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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