



## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**109/42 Porter Street, Prahran, VIC 3181**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$135,000 & \$155,000**

MEDIAN SALE PRICE

**Median price \$541,250 | Unit | Prahran (3181)**

**Period - From 1 May 2017 to 30 April 2018 | Source - CoreLogic**

COMPARABLE PROPERTY SALES

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
<b>216/42 PORTER STREET, PRAHRAN VIC 3181</b>	<b>\$145,000</b>	<b>06/06/2017</b>
<b>412/42 PORTER STREET, PRAHRAN VIC 3181</b>	<b>\$137,000</b>	<b>24/03/2018</b>
<b>36/17 MACQUARIE STREET, PRAHRAN VIC 3181</b>	<b>\$145,000</b>	<b>04/06/2018</b>