
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

121/42 Porter Street, Prahran, VIC 3181

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$139,000

MEDIAN SALE PRICE

Median price \$485,000 | Unit | Prahran (3181)

Period - From 1 March 2018 to 28 February 2019 | 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
208/32-34 ST EDMONDS ROAD, PRAHRAN VIC 3181	\$132,500	23/11/2018
10/55 JACKSON STREET, ST KILDA VIC 3182	\$170,000	12/12/2018
113/1 DONALD STREET, PRAHRAN VIC 3181	\$177,000	25/10/2018