

# 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 706/42 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)

Price Range

\$269,000

&

\$289,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Prahran (3181)

Period - From

01/05/2020

to

30/04/2021

Source

Corelogic

### Comparable property sales

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
708/7 YARRA STREET, SOUTH YARRA VIC 3141	\$309,000	21/04/2021
404/13-15 GRATTAN STREET, PRAHRAN VIC 3181	\$310,000	08/02/2021
912/32 BRAY STREET, SOUTH YARRA VIC 3141	\$280,000	19/12/2020

This Statement of Information was prepared on: 03/05/2021