

## 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

216/42 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$160,000

&

\$170,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

428/572 ST KILDA ROAD MELBOURNE VIC 3004	\$160,000	23-Jul-23
508/452 ST KILDA ROAD MELBOURNE VIC 3004	\$195,000	31-Jul-23
2/31 SMITH STREET ST KILDA VIC 3182	\$199,000	17-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 04 October 2023

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**428/572 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 1  1  -

Sold Price **\$160,000** Sold Date **23-Jul-23**

Distance **1.03km**



**508/452 ST KILDA ROAD  
 MELBOURNE VIC 3004**

 -  1  -

Sold Price **\$195,000** Sold Date **31-Jul-23**

Distance **1.67km**



**2/31 SMITH STREET ST KILDA VIC  
 3182**

 1  1  1

Sold Price <sup>RS</sup> **\$199,000** Sold Date **17-Sep-23**

Distance **2.33km**

RS = Recent sale      UN = Undisclosed Sale

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