

10 November 2023

Warren Green
404/59 Porter Street Prahran VIC 3181

To whom it may concern,

RE: Tax Appraisal
Property: 404/59 Porter Street Prahran VIC 3181

Thank you for the opportunity to appraise the property mentioned above.

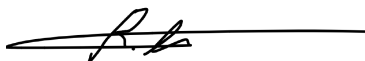
It is our considered opinion that in the current market, 404/59 Porter Street Prahran is valued between \$500,000 to \$530,000.

Please refer to the below comparable sales transactions:

1. 604/59 Porter Street, Prahran, sold for \$520,000 on 08 Mar 2023
2. 112/233 Dandenong Road, Prahran, sold for \$510,000 on 11 Apr 2023
3. 6/19-23 Izett Street, Prahran, sold for \$515,400 on 24 Apr 2023

If I can be of further service, please do not hesitate to let me know.

Kind regards,



Ryan Schifferle
Residential Sales Executive
MRE