

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	1/821 Punt Road, South Yarra Vic 3141
7 (44) 000	1/62 Full Hoad, 30dii Taita Vic 3141
Including suburb and	
postcode	
postodao	

Indicative selling price

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

Range between	\$582,000	&	\$640,200
Range between	\$582,000	α	\$640,200

Median sale price

Median price	\$505,000	Hou	se	Unit	х	Su	ıburb	South Yarra
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	34/30 Murphy St SOUTH YARRA 3141	\$632,500	13/04/2019
2	13/33 Kensington Rd SOUTH YARRA 3141	\$610,000	04/05/2019
3	5/89 Dodds St SOUTHBANK 3006	\$598,200	23/04/2019

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 six months.





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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$582,000 - \$640,200 **Median Unit Price** March quarter 2019: \$505,000

Comparable Properties



34/30 Murphy St SOUTH YARRA 3141 (REI)







Price: \$632,500 Method: Auction Sale Date: 13/04/2019

Rooms: -

Property Type: Apartment

Agent Comments



13/33 Kensington Rd SOUTH YARRA 3141

(REI)







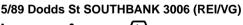


Price: \$610,000 Method: Auction Sale Date: 04/05/2019

Rooms: -

Property Type: Apartment

Agent Comments









Agent Comments



Method: Sold Before Auction

Date: 23/04/2019

Rooms: -

Property Type: Apartment

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