

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

1/821 Punt Road, South Yarra Vic 3141

Indicative selling price

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

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

Median sale price

Median price \$505,000 House Unit X Suburb 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.

	Address 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.



2 -

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)

Agent Comments

2 1 1

Price: \$632,500

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Apartment



13/33 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 04/05/2019

Rooms: -

Property Type: Apartment



5/89 Dodds St SOUTHBANK 3006 (REI/VG)

Agent Comments

2 1 1

Price: \$598,200

Method: Sold Before Auction

Date: 23/04/2019

Rooms: -

Property Type: Apartment