

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 3/432 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$587,000 House Unit X Suburb South Yarra

Period - From 01/10/2018 to 31/12/2018 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 2/571 Punt Rd SOUTH YARRA 3141	\$595,000	19/12/2018
2 8/32 Davis Av SOUTH YARRA 3141	\$525,000	30/03/2019
3 10/432 Punt Rd SOUTH YARRA 3141	\$500,000	18/10/2018

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000
Median Unit Price
December quarter 2018: \$587,000

Comparable Properties



2/571 Punt Rd SOUTH YARRA 3141 (REI/VG) **Agent Comments**



Price: \$595,000
Method: Private Sale
Date: 19/12/2018
Rooms: -
Property Type: Apartment



8/32 Davis Av SOUTH YARRA 3141 (REI) **Agent Comments**



Price: \$525,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Apartment



10/432 Punt Rd SOUTH YARRA 3141 (VG) **Agent Comments**



Price: \$500,000
Method: Sale
Date: 18/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 646 sqm approx