

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

8/390 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$550,000

Median sale price*

Median price

\$550,000

Property Type

House

Suburb

South Yarra

Period - From

13/06/2019

to

20/09/2019

Source

property data

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.

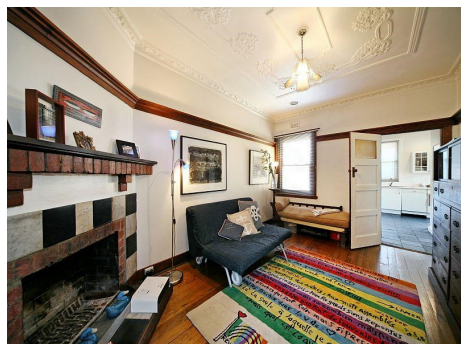
	Address of comparable property	Price	Date of sale
1	709/1 Roy St MELBOURNE 3004	\$590,000	20/09/2019
2	1111/610 St Kilda Rd MELBOURNE 3004	\$560,000	26/09/2019
3	7/82 Cromwell Rd SOUTH YARRA 3141	\$525,000	13/09/2019

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.~~

This Statement of Information was prepared on:

09/10/2019 15:58



2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000

Median House Price *
13/06/2019 - 20/09/2019: \$550,000
* Agent calculated median

Comparable Properties



709/1 Roy St MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 20/09/2019
Property Type: Apartment



1111/610 St Kilda Rd MELBOURNE 3004 (REI) **Agent Comments**

2 1 1

Price: \$560,000
Method: Private Sale
Date: 26/09/2019
Property Type: Apartment



7/82 Cromwell Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$525,000
Method: Private Sale
Date: 13/09/2019
Property Type: Apartment