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	Punt Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$220.000	& l	\$240,000
riange between	Ψ220,000	ŭ	ΨΣ-10,000

Median sale price

Median price	\$600,000	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

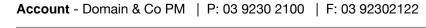
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10/631 Punt Rd SOUTH YARRA 3141	\$235,000	02/10/2017
2	403/32 Bray St SOUTH YARRA 3141	\$235,000	14/07/2017
3	423/32 Bray St SOUTH YARRA 3141	\$220,000	28/05/2017

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.







Price

Date of sale

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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$220,000 - \$240,000 **Median Unit Price** Year ending June 2017: \$600,000

Comparable Properties



10/631 Punt Rd SOUTH YARRA 3141 (REI)





Price: \$235,000 Method: Private Sale Date: 02/10/2017 Rooms: 2

Property Type: Apartment

Agent Comments



403/32 Bray St SOUTH YARRA 3141 (VG)







Price: \$235,000 Method: Sale Date: 14/07/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

423/32 Bray St SOUTH YARRA 3141 (VG)

Method: Sale Date: 28/05/2017





Price: \$220.000

Rooms: -Property Type: Strata Unit/Flat Agent Comments

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