

## 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

Punt Road, South Yarra Vic 3141

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$220,000

&amp;

\$240,000

## Median sale price

Median price \$600,000

House

Unit

X

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	Price	Date of sale
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.~~



**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)**

Agent Comments



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



**403/32 Bray St SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$235,000  
**Method:** Sale  
**Date:** 14/07/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

**423/32 Bray St SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$220,000  
**Method:** Sale  
**Date:** 28/05/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat