

# 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

3/731 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

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	101/11 Hillingdon Pl PRAHRAN 3181	\$791,000	28/10/2021
2	4/38 Greville St PRAHRAN 3181	\$720,000	19/10/2021
3	4/58 Queens Rd MELBOURNE 3004	\$717,500	01/11/2021

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:

10/11/2021 11:11



2 1 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
September quarter 2021: \$647,900

## Comparable Properties



**101/11 Hillingdon PI PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$791,000  
**Method:** Auction Sale  
**Date:** 28/10/2021  
**Property Type:** Unit



**4/38 Greville St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 -

**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 19/10/2021  
**Property Type:** Apartment



**4/58 Queens Rd MELBOURNE 3004 (REI)**

**Agent Comments**

2 1 1

**Price:** \$717,500  
**Method:** Private Sale  
**Date:** 01/11/2021  
**Property Type:** Apartment