

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

2/470 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$360,000

&

\$396,000

Median sale price

Median price

\$627,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2020

to

31/12/2020

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	4/953 Punt Rd SOUTH YARRA 3141	\$395,000	02/02/2021
2	106/36 Porter St PRAHRAN 3181	\$370,000	25/03/2021
3	9/219 Williams Rd SOUTH YARRA 3141	\$365,000	19/03/2021

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:

14/04/2021 11:00



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



4/953 Punt Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$395,000

Method: Sold Before Auction

Date: 02/02/2021

Property Type: Apartment



106/36 Porter St PRAHRAN 3181 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$370,000

Method: Private Sale

Date: 25/03/2021

Property Type: Apartment



9/219 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$365,000

Method: Private Sale

Date: 19/03/2021

Property Type: Apartment