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

12/813 Punt Road, South Yarra Vic 3141

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-------------|
| Range betweer | \$480,000 | | & | | \$520,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$645,000 | Pro | operty Type | Unit | | | Suburb | South Yarra |
| Period - From | 01/07/2020 | to | 30/06/2021 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 408/36 Darling St SOUTH YARRA 3141 | \$540,000 | 26/06/2021 |
| 2 | 14/6 Adam St BURNLEY 3121 | \$513,000 | 02/08/2021 |
| 3 | 1/14 Miller St PRAHRAN 3181 | \$480,000 | 01/06/2021 |

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:

22/09/2021 19:16



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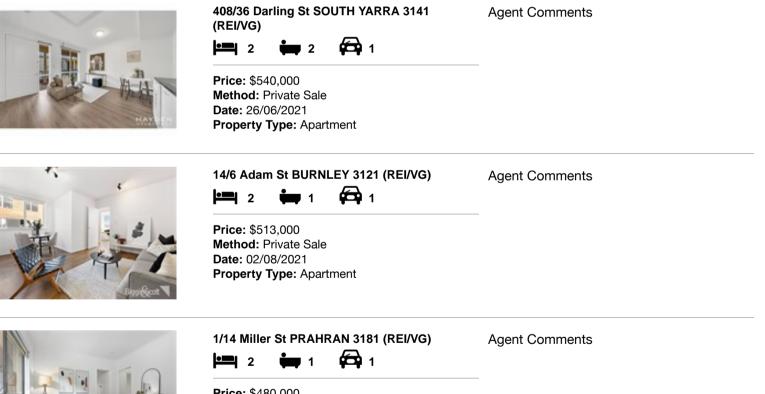




Rooms: 4 Property Type: Apartment Agent Comments Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending June 2021: \$645,000

Comparable Properties





Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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