

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$645,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2020

to 30/06/2021

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	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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**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending June 2021: \$645,000



**Rooms:** 4

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**408/36 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 26/06/2021

**Property Type:** Apartment



**14/6 Adam St BURNLEY 3121 (REI/VG)**

Agent Comments



**Price:** \$513,000

**Method:** Private Sale

**Date:** 02/08/2021

**Property Type:** Apartment



**1/14 Miller St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 01/06/2021

**Property Type:** Apartment