

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

3/785 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,675,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

11/04/2021

to

10/04/2022

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	8/17 Park La SOUTH YARRA 3141	\$1,065,000	20/11/2021
2			
3			

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:

11/04/2022 11:25



 3  2  2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,150,000

Median Townhouse Price

11/04/2021 - 10/04/2022: \$1,675,000

Comparable Properties



8/17 Park La SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  2

Price: \$1,065,000

Method: Sold Before Auction

Date: 20/11/2021

Property Type: House

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.