

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

8/504 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$651,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2021

to

31/03/2022

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	15/63 Alexandra Av SOUTH YARRA 3141	\$455,000	07/01/2022
2	4/174 Punt Rd PRAHRAN 3181	\$452,500	05/03/2022
3	6/3 Davidson St SOUTH YARRA 3141	\$370,000	20/02/2022

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:

16/06/2022 10:06

8/504 Punt Road, South Yarra Vic 3141



1 1 0

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending March 2022: \$651,000

Comparable Properties



15/63 Alexandra Av SOUTH YARRA 3141 (REI/VG)

1 1 -

Price: \$455,000
Method: Private Sale
Date: 07/01/2022
Property Type: Apartment

Agent Comments

Superior property type, smaller size, similar location, similar condition.



4/174 Punt Rd PRAHRAN 3181 (REI/VG)

1 1 1

Price: \$452,500
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit

Agent Comments

Superior property type, parking on title, comparable location, superior overall.



6/3 Davidson St SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: \$370,000
Method: Private Sale
Date: 20/02/2022
Property Type: Apartment

Agent Comments

Inferior building, inferior condition, superior location, inferior overall.

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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