

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

1/470 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$270,000

&

\$297,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2024

to

30/09/2024

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	8/513 Punt Rd SOUTH YARRA 3141	\$300,000	05/10/2024
2	2/949 Punt Rd SOUTH YARRA 3141	\$285,000	10/09/2024
3	7/102 Millswyn St SOUTH YARRA 3141	\$300,000	10/07/2024

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:

19/11/2024 18:16



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$270,000 - \$297,000

Median Unit Price

September quarter 2024: \$600,000

Comparable Properties



8/513 Punt Rd SOUTH YARRA 3141 (VG)

Agent Comments

 1
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Price: \$300,000

Method: Sale

Date: 05/10/2024

Property Type: Flat/Unit/Apartment (Res)



2/949 Punt Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$285,000

Method: Private Sale

Date: 10/09/2024

Property Type: Apartment



7/102 Millswyn St SOUTH YARRA 3141 (VG)

Agent Comments

 1
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Price: \$300,000

Method: Sale

Date: 10/07/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504