#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	1/470 Punt Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$270,000	&	\$297,000
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#### Median sale price

Median price	\$600,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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

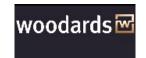
#### OR

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



Date of sale







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)

Price: \$300,000

Method: Sale Date: 05/10/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



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







**Agent Comments** 

Price: \$285,000 Method: Private Sale Date: 10/09/2024

Property Type: Apartment

7/102 Millswyn St SOUTH YARRA 3141 (VG)

Price: \$300,000 Method: Sale Date: 10/07/2024

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

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



