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

15/470 Punt Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$345,000		&		\$375,000			
Median sale p	rice							
Median price	\$600,850	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/95 Osborne St SOUTH YARRA 3141	\$390,000	01/06/2022
2	14/273 Williams Rd SOUTH YARRA 3141	\$350,000	13/04/2022
3	9/1 Lawson Gr SOUTH YARRA 3141	\$335,000	30/04/2022

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:

05/10/2022 09:05



BigginScott^{*}





Property Type: Apartment Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$345,000 - \$375,000 Median Unit Price June quarter 2022: \$600,850

Comparable Properties



6/95 Osborne St SOUTH YARRA 3141 (VG)



Price: \$390,000 Method: Sale Date: 01/06/2022 Property Type: Strata Unit/Flat

Agent Comments

Similar age and location albeit in a better street. Not as good outdoor area.



14/273 Williams Rd SOUTH YARRA 3141 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 13/04/2022 Property Type: Apartment Agent Comments Main road also. Not a large outdoor area.



9/1 Lawson Gr SOUTH YARRA 3141 (REI)



Price: \$335,000 Method: Private Sale Date: 30/04/2022 Property Type: Apartment

Agent Comments

Very close proximity. No car space though and smaller.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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