

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 consumer.vic.gov.au/underquoting

Range between \$345,000 & \$375,000

Median sale price

Median price \$600,850

Property Type Unit

Suburb South Yarra

Period - From 01/04/2022

to 30/06/2022

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	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



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



6/95 Osborne St SOUTH YARRA 3141 (VG)

1 bed 1 bath 1 car

Agent Comments

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

Price: \$390,000

Method: Sale

Date: 01/06/2022

Property Type: Strata Unit/Flat



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

1 bed 1 bath 1 car

Agent Comments

Main road also. Not a large outdoor area.

Price: \$350,000

Method: Private Sale

Date: 13/04/2022

Property Type: Apartment



9/1 Lawson Gr SOUTH YARRA 3141 (REI)

1 bed 1 bath 1 car

Agent Comments

Very close proximity. No car space though and smaller.

Price: \$335,000

Method: Private Sale

Date: 30/04/2022

Property Type: Apartment