## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 6/631 Punt Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$200,000

#### Median sale price

Median price	\$580,000	Pro	perty Type Unit		Sul	burb	South Yarra
Period - From	03/04/2023	to	02/04/2024	Sou	Irce RE	IV	

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	506/32 Bray St SOUTH YARRA 3141	\$212,000	07/11/2023
2	105/32 Bray St SOUTH YARRA 3141	\$210,000	29/01/2024
3	6/1 Lawson Gr SOUTH YARRA 3141	\$202,500	18/12/2023

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:

03/04/2024 17:48









**Property Type:** Studio Apartment Agent Comments

Indicative Selling Price \$200,000 Median Unit Price 03/04/2023 - 02/04/2024: \$580,000

# **Comparable Properties**



506/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$212,000 Method: Private Sale Date: 07/11/2023 Property Type: Apartment



105/32 Bray St SOUTH YARRA 3141 (REI/VG) Ag

Agent Comments



Price: \$210,000 Method: Private Sale Date: 29/01/2024 Property Type: Apartment Land Size: 1890 sqm approx

6/1 Lawson Gr SOUTH YARRA 3141 (REI)



Agent Comments

Price: \$202,500 Method: Private Sale Date: 18/12/2023 Property Type: Studio Apartment

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



propertydata

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