

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

6/631 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$200,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

03/04/2023

to

02/04/2024

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	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



 1  1  0

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

 1  1  -

Price: \$212,000

Method: Private Sale

Date: 07/11/2023

Property Type: Apartment



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

Agent Comments

 1  1  -

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

 1  1  -

Price: \$202,500

Method: Private Sale

Date: 18/12/2023

Property Type: Studio Apartment

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