

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

485-489 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$2,010,000

Property Type

House

Suburb

South Yarra

Period - From

23/06/2020

to

22/06/2021

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	3 Nathan PI WINDSOR 3181	\$1,800,000	08/05/2021
2	56 Oban St SOUTH YARRA 3141	\$1,840,000	17/03/2021
3	206 Punt Rd PRAHRAN 3181	\$1,485,000	16/01/2021

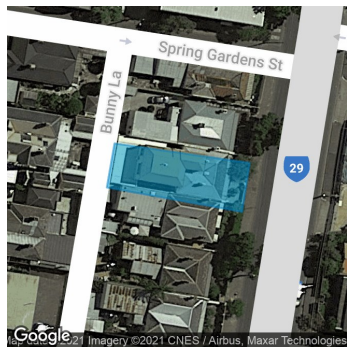
OR

~~**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:

23/06/2021 16:30

485-489 Punt Road, South Yarra Vic 3141



Property Type: House (Previously Occupied - Detached)

Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

23/06/2020 - 22/06/2021: \$2,010,000

This statement of information has been prepared as a guide only and given the unique nature of the subject property, sales that directly compare were unable to be obtained. We reasonably believe that there are fewer than 3 comparable sales within the prescribed period. The sales contained within this report are therefore provided as general information only.

Comparable Properties



3 Nathan PI WINDSOR 3181 (REI)



Price: \$1,800,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Agent Comments

Larger land size, superior location, superior overall



56 Oban St SOUTH YARRA 3141 (VG)



Price: \$1,840,000

Method: Sale

Date: 17/03/2021

Property Type: House (Res)

Land Size: 216 sqm approx

Agent Comments



206 Punt Rd PRAHRAN 3181 (REI/VG)



Price: \$1,485,000

Method: Private Sale

Date: 16/01/2021

Property Type: House

Land Size: 404 sqm approx

Agent Comments

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447