

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5/480 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$3,827,200

Median sale price

Median price \$608,000

Unit X

Suburb South Yarra

Period - From 01/10/2017 to 31/12/2017

Source REIV

Comparable property sales

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
401/5 Claremont Street, South Yarra	\$4,000,000	28/10/2017
12/391 Toorak Road, South Yarra	\$3,495,000	01/11/2017
3 Penny Lane, South Yarra	\$3,740,000	26/10/2017