

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

5/242 Punt Road, Prahran Vic 3181

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Prahran

Period - From 01/10/2021

to 31/12/2021

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	4/235 Dandenong Rd WINDSOR 3181	\$1,066,000	08/02/2022
2	8/146 St Kilda Rd ST KILDA 3182	\$875,000	17/12/2021
3			

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:

18/03/2022 12:54



Property Type:

Agent Comments

Comparable Properties



4/235 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$1,066,000

Method: Private Sale

Date: 08/02/2022

Property Type: Townhouse (Single)



8/146 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments

3 - -

Price: \$875,000

Method: Sale

Date: 17/12/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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.