## 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 2/555 Punt Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betwee	\$675,000		&		\$725,000			
Median sale p	rice							
Median price	\$631,500	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	09/11/2020	to	08/11/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/41 Park St SOUTH YARRA 3141	\$721,000	03/07/2021
2	5/45 Caroline St SOUTH YARRA 3141	\$700,000	22/05/2021
3	202/8 Garden St SOUTH YARRA 3141	\$682,500	13/05/2021

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:

09/11/2021 12:09









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$675,000 - \$725,000 Median Unit Price 09/11/2020 - 08/11/2021: \$631,500

# **Comparable Properties**



6/41 Park St SOUTH YARRA 3141 (REI)



Price: \$721,000 Method: Auction Sale Date: 03/07/2021 Property Type: Apartment Agent Comments



2 1

5/45 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments

Price: \$700,000 Method: Auction Sale Date: 22/05/2021 Property Type: Apartment

202/8 Garden St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$682,500 Method: Sale Date: 13/05/2021 Property Type: Strata Unit/Flat

#### Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



propertydata

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