

# 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

2/555 Punt Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$675,000

&

\$725,000

### Median sale price

Median price \$631,500

Property Type Unit

Suburb South Yarra

Period - From 09/11/2020

to

08/11/2021

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	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



 2    1    1

**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)**

**Agent Comments**

 2    1    1

**Price:** \$721,000

**Method:** Auction Sale

**Date:** 03/07/2021

**Property Type:** Apartment



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

 2    1    1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 22/05/2021

**Property Type:** Apartment

**202/8 Garden St SOUTH YARRA 3141 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$682,500

**Method:** Sale

**Date:** 13/05/2021

**Property Type:** Strata Unit/Flat