

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

2/432 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$460,000 & \$495,000

Median sale price

Median price \$600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	101/57 Toorak Rd SOUTH YARRA 3141	\$493,000	02/10/2024
2	313/12 Yarra St SOUTH YARRA 3141	\$485,000	27/08/2024
3	326/8 Daly St SOUTH YARRA 3141	\$510,000	11/07/2024

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:

17/10/2024 15:00



Property Type: Apartment

Agent Comments

Comparable Properties



101/57 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$493,000

Method: Sold Before Auction

Date: 02/10/2024

Property Type: Apartment



313/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 27/08/2024

Property Type: Apartment



326/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 11/07/2024

Property Type: Apartment