

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

240 Punt Road, Prahran Vic 3181

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2020

to 31/12/2020

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	113/163 Fitzroy St ST KILDA 3182	\$545,000	09/12/2020
2	6/44 Eildon Rd ST KILDA 3182	\$545,000	16/12/2020
3	210/3-5 St Kilda Rd ST KILDA 3182	\$525,000	19/10/2020

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:

30/03/2021 18:49



Property Type: Strata
Unit/Townhouse - Conjoined
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2020: \$575,000

Comparable Properties



113/163 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 09/12/2020

Property Type: Apartment



6/44 Eildon Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 16/12/2020

Property Type: Apartment



210/3-5 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 19/10/2020

Property Type: Apartment