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 2/504 Punt Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$525,000		&		\$575,000			
Median sale pi	rice							
Median price	\$585,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	13/11/2022	to	12/11/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	3/504 Punt Rd SOUTH YARRA 3141	\$634,000	20/09/2023
2	11/767 Punt Rd SOUTH YARRA 3141	\$595,000	02/11/2023
3	8/432 Punt Rd SOUTH YARRA 3141	\$485,000	27/10/2023

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:

13/11/2023 09:39









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$525,000 - \$575,000 Median Unit Price 13/11/2022 - 12/11/2023: \$585,000

Comparable Properties



3/504 Punt Rd SOUTH YARRA 3141 (REI)



Price: \$634,000 Method: Private Sale Date: 20/09/2023 Property Type: Apartment

Agent Comments

Agent Comments



11/767 Punt Rd SOUTH YARRA 3141 (REI)

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Price: \$595,000 Method: Private Sale Date: 02/11/2023 Property Type: Apartment

8/432 Punt Rd SOUTH YARRA 3141 (REI)



Agent Comments



Price: \$485,000 Method: Sold Before Auction Date: 27/10/2023 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



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