

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

2/504 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb South Yarra

Period - From 13/11/2022

to 12/11/2023

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	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)

Agent Comments



Price: \$634,000

Method: Private Sale

Date: 20/09/2023

Property Type: Apartment



11/767 Punt Rd SOUTH YARRA 3141 (REI)

Agent Comments



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

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