

# 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

2/821 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)

Single price \$650,000

### Median sale price

Median price \$592,000

Property Type Unit

Suburb South Yarra

Period - From 01/04/2023

to 31/03/2024

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	10/29 Coolullah Av SOUTH YARRA 3141	\$675,000	04/05/2024
2	1/45 Albion St SOUTH YARRA 3141	\$670,000	27/02/2024
3	11/27 Avoca St SOUTH YARRA 3141	\$654,500	06/12/2023

**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:

20/05/2024 14:18



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$650,000

**Median Unit Price**

Year ending March 2024: \$592,000

## Comparable Properties



**10/29 Coolullah Av SOUTH YARRA 3141 (REI)**   **Agent Comments**

2   1   1

**Price:** \$675,000

**Method:** Auction Sale

**Date:** 04/05/2024

**Property Type:** Unit



**1/45 Albion St SOUTH YARRA 3141 (REI)**   **Agent Comments**

2   1   1

**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** Apartment



**11/27 Avoca St SOUTH YARRA 3141 (REI/VG)**   **Agent Comments**

2   1   1

**Price:** \$654,500

**Method:** Sold Before Auction

**Date:** 06/12/2023

**Property Type:** Apartment

**Account - Belle Property South Yarra** | P: 03 9868 5444 | F: 03 9868 5455