## 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	2/821 Punt Road, South Yarra Vic 3141
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$650,000

### Median sale price

Median price \$592,000	Proper	rty Type Unit	t	5	Suburb	South Yarra
Period - From 01/04/2023	to 31/	/03/2024	Soi	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.

#### Address of comparable property

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 comparableproperties 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









**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)

<u>•</u> 1 &

Price: \$675,000 Method: Auction Sale Date: 04/05/2024 Property Type: Unit

**--** 2



1/45 Albion St SOUTH YARRA 3141 (REI)

**1** 2 **1 1** 

Price: \$670,000

Method: Sold Before Auction

Date: 27/02/2024

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



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

**-**, -, -, -

Price: \$654,500

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.