

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

2/949 PUNT ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

12/949 PUNT ROAD SOUTH YARRA VIC 3141	\$300,000	21-May-22
20/470 PUNT ROAD SOUTH YARRA VIC 3141	\$320,000	13-Oct-21
3/23 AVOCA STREET SOUTH YARRA VIC 3141	\$309,999	25-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024



12/949 PUNT ROAD SOUTH YARRA VIC 3141

Sold Price

\$300,000

Sold Date

21-May-22

 1

 1

 1

Distance

0km



20/470 PUNT ROAD SOUTH YARRA VIC 3141

Sold Price

\$320,000

Sold Date

13-Oct-21

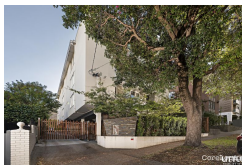
 1

 1

 1

Distance

0.36km



3/23 AVOCA STREET SOUTH YARRA VIC 3141

Sold Price

\$309,999

Sold Date

25-Oct-22

 1

 1

 1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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