

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

3/813 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$591,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2023

to

30/06/2023

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	6/213 Williams Rd SOUTH YARRA 3141	\$365,000	13/07/2023
2	7/17 Izett St PRAHRAN 3181	\$345,000	29/08/2023
3	23/273 Williams Rd SOUTH YARRA 3141	\$330,000	17/04/2023

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:

11/10/2023 16:12



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$339,000
Median Unit Price
June quarter 2023: \$591,000

Comparable Properties



6/213 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$365,000
Method: Private Sale
Date: 13/07/2023
Property Type: Unit



7/17 Izett St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$345,000
Method: Private Sale
Date: 29/08/2023
Property Type: Apartment



23/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000
Method: Private Sale
Date: 17/04/2023
Property Type: Apartment

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