

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

356 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,337,500 Property Type House Suburb South Yarra

Period - From 23/02/2023 to 22/02/2024 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	5 Percy St PRAHRAN 3181	\$1,221,000	21/09/2023
2	447 Punt Rd CREMORNE 3121	\$1,210,000	28/10/2023
3			

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: 23/02/2024 17:06



			ROW & Entitled to 2 parking permits
3	1		

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
23/02/2023 - 22/02/2024: \$2,337,500

Rooms: 6
Property Type: House
Land Size: 187 sqm approx
[Agent Comments](#)

Comparable Properties



5 Percy St PRAHRAN 3181 (REI/VG)

[Agent Comments](#)

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Price: \$1,221,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 143 sqm approx



447 Punt Rd CREMORNE 3121 (REI/VG)

[Agent Comments](#)

	3		1		2
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Price: \$1,210,000
Method: Sold Before Auction
Date: 28/10/2023
Property Type: House (Res)
Land Size: 174 sqm approx

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.

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



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