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	4/745 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between $490,000 & $539,000

Median sale price

Median price $640,000 Property Type Unit Suburb South Yarra

Period - From 20/01/2021 to 19/01/2022 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	2/49 Motherwell St SOUTH YARRA 3141	$536,000	25/11/2021
2	2/119 Caroline St SOUTH YARRA 3141	$515,000	05/11/2021
3	16/123 Millswyn St SOUTH YARRA 3141	$512,500	15/11/2021

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: 20/01/2022 14:43

4/745 Punt Road, South Yarra Vic 3141



1 | 1 | Parking permits

Rooms: 3
Property Type: Apartment
Land Size: 70 sqm approx

Agent Comments

Indicative Selling Price
$490,000 - $539,000
Median Unit Price
20/01/2021 - 19/01/2022: $640,000

Comparable Properties



2/49 Motherwell St SOUTH YARRA 3141 (REI)

1 | 1 | 1

Price: $536,000
Method: Sold Before Auction
Date: 25/11/2021
Property Type: Apartment

Agent Comments



2/119 Caroline St SOUTH YARRA 3141 (VG)

1 | - | -

Price: $515,000
Method: Sale
Date: 05/11/2021
Property Type: Strata Unit/Flat

Agent Comments



16/123 Millswyn St SOUTH YARRA 3141 (REI)

1 | 1 | -

Price: $512,500
Method: Private Sale
Date: 15/11/2021
Property Type: Apartment

Agent Comments

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

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