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	7/504 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Single price $639,000

Median sale price

Median price $630,000 Property Type Unit Suburb South Yarra

Period - From 25/07/2021 to 24/07/2022 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	12/2a Davidson St SOUTH YARRA 3141	$650,000	08/04/2022
2	12/241 Williams Rd SOUTH YARRA 3141	$640,000	02/02/2022
3	3/402 Toorak Rd TOORAK 3142	$638,000	09/07/2022

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: 25/07/2022 22:12

7/504 Punt Road, South Yarra Vic 3141



2 | 1 | Lock up Garage

Property Type: Strata apartment

Agent Comments

Indicative Selling Price
$639,000
Median Unit Price
25/07/2021 - 24/07/2022: $630,000

Comparable Properties



12/2a Davidson St SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $650,000
Method: Private Sale
Date: 08/04/2022
Property Type: Apartment

Agent Comments



12/241 Williams Rd SOUTH YARRA 3141 (REI/VG)

2 | 1 | 1

Price: $640,000
Method: Private Sale
Date: 02/02/2022
Property Type: Apartment

Agent Comments



3/402 Toorak Rd TOORAK 3142 (REI)

2 | 1 | 1

Price: $638,000
Method: Auction Sale
Date: 09/07/2022
Property Type: Apartment

Agent Comments

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

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