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: 5/745 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between $550,000 & $600,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	8/77 Alexandra Av SOUTH YARRA 3141	$550,000	13/11/2022
2	6/205 Williams Rd SOUTH YARRA 3141	$637,000	25/02/2023
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: 13/03/2023 21:05

5/745 Punt Road, South Yarra Vic 3141



1 | 1 | 2 Free Parking permits

Property Type: Apartment (Strata)
Land Size: 58 sqm approx

Agent Comments

Indicative Selling Price
$550,000 - $600,000
Median Unit Price
December quarter 2022: $620,000

Comparable Properties



8/77 Alexandra Av SOUTH YARRA 3141 (VG)

1 | - | -

Agent Comments

Price: $550,000
Method: Sale
Date: 13/11/2022
Property Type: Strata Unit/Flat



6/205 Williams Rd SOUTH YARRA 3141 (REI)

1 | 1 | -

Agent Comments

Price: $637,000
Method: Auction Sale
Date: 25/02/2023
Property Type: Unit

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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