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<br>Including suburb and postcode | 23/470 Punt Road, South Yarra Vic 3141 |

## Indicative selling price

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

Single price: $369,000

## Median sale price

Median price: $595,000 Property Type: Unit Suburb: South Yarra

Period - From: 01/04/2022 to: 31/03/2023 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 | 1411/22 Dorcas St SOUTHBANK 3006 | $362,500 | 01/02/2023 |
| 2 | 611/7 King St PRAHRAN 3181 | $351,650 | 04/03/2023 |
| 3 | 28/403 Toorak Rd SOUTH YARRA 3141 | $345,000 | 25/02/2023 |

**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: 17/04/2023 15:24

# 23/470 Punt Road, South Yarra Vic 3141



1 1 1

**Rooms:** 3
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$369,000
**Median Unit Price**
Year ending March 2023: $595,000

## Comparable Properties



**1411/22 Dorcas St SOUTHBANK 3006 (REI/VG)**

1 1 1

**Price:** $362,500
**Method:** Private Sale
**Date:** 01/02/2023
**Property Type:** Apartment

Agent Comments



**611/7 King St PRAHRAN 3181 (REI/VG)**

1 1 1

**Price:** $351,650
**Method:** Private Sale
**Date:** 04/03/2023
**Property Type:** Apartment

Agent Comments



**28/403 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

1 1 1

**Price:** $345,000
**Method:** Sold Before Auction
**Date:** 25/02/2023
**Property Type:** Apartment

Agent Comments

**Account** - Biggin & Scott | P: 9520 9000 | F: 9533 6140

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