

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

10/201 Punt Road, Richmond Vic 3121

Indicative selling price

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

Range between \$360,000

&

\$390,000

Median sale price

Median price \$637,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2024

to

30/06/2024

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	14/274a Domain Rd SOUTH YARRA 3141	\$370,000	30/04/2024
2	108/681 Chapel St SOUTH YARRA 3141	\$365,500	20/04/2024
3	408/155 Bourke St MELBOURNE 3000	\$365,000	18/05/2024

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:

24/07/2024 07:35



Property Type:
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
June quarter 2024: \$637,500

Comparable Properties



14/274a Domain Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$370,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment



108/681 Chapel St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$365,500
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit



408/155 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$365,000
Method: Private Sale
Date: 18/05/2024
Property Type: Apartment