

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
2/785 Punt Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price \$621,000 House Unit X Suburb South Yarra

Period - From 01/07/2017 to 30/09/2017 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	44 Balmain St RICHMOND 3121	\$1,000,000	19/11/2017
2	2/12 Kensington Rd SOUTH YARRA 3141	\$980,000	06/07/2017
3	712/8 Howard St RICHMOND 3121	\$927,000	29/07/2017

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.



Rooms:
Property Type: Flat
Land Size: 194.68 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$920,000 - \$1,000,000
Median Unit Price
September quarter 2017: \$621,000

Comparable Properties



44 Balmain St RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$1,000,000
Method: Sold After Auction
Date: 19/11/2017
Rooms: 3
Property Type: House



2/12 Kensington Rd SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)



Price: \$980,000
Method: Sold Before Auction
Date: 06/07/2017
Rooms: -
Property Type: Apartment



712/8 Howard St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$927,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 3
Property Type: Apartment