

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	401/2 Claremont Street, South Yarra Vic 3141
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Indicative selling price

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

Single price	\$649,000
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Median sale price

Median price	\$652,000	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2017	to	30/06/2017	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	304/229 Toorak Rd SOUTH YARRA 3141	\$630,000	28/06/2017
2	1605/14 Claremont St SOUTH YARRA 3141	\$625,000	23/02/2017
3	1103/12-14 Claremont St SOUTH YARRA 3141	\$600,000	19/06/2017

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.~~



2 2 1

Rooms: 5
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$649,000

Median Unit Price
June quarter 2017: \$652,000

Comparable Properties



304/229 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$630,000
Method: Private Sale
Date: 28/06/2017
Rooms: 3
Property Type: Apartment

1605/14 Claremont St SOUTH YARRA 3141 (VG) **Agent Comments**

2 - -

Price: \$625,000
Method: Sale
Date: 23/02/2017
Rooms: -
Property Type: Strata Unit/Flat



1103/12-14 Claremont St SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$600,000
Method: Private Sale
Date: 19/06/2017
Rooms: -
Property Type: Apartment