

William Johnson 0449131648 wjohnson@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sale | Pι | rop | erty | offer | ed for | sale |
|---------------------------|----|-----|------|-------|--------|------|
|---------------------------|----|-----|------|-------|--------|------|

| Address Including suburb and postcode | 401/2 Claremont Street, South Yarra Vic 3141 |
|---|--|
| | |

Indicative selling price

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

Single price \$649,000

Median sale price

| Median price | \$652,000 | Hou | se | Unit | Х | 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.

| Add | dress 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.

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455





Generated: 10/08/2017 11:42



0449131648 wjohnson@hockingstuart.com.au







Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments



Comparable Properties



304/229 Toorak Rd SOUTH YARRA 3141 (REI)

- 2





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

Property Type: Apartment

Agent Comments

1605/14 Claremont St SOUTH YARRA 3141

(VG)







Price: \$625,000 Method: Sale Date: 23/02/2017 Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments

1103/12-14 Claremont St SOUTH YARRA 3141

(REI)



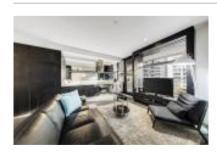




Price: \$600,000 Method: Private Sale Date: 19/06/2017

Rooms: -

Property Type: Apartment



Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455

Generated: 10/08/2017 11:42



