Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1401/45 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$562,500	Pro	perty Type Ur	it		Suburb	South Yarra
Period - From	01/04/2019	to	30/06/2019	s	ource	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

Auc	incos or comparable property	1 1100	Date of Sale
1	1504/50 Claremont St SOUTH YARRA 3141	\$550,700	09/05/2019
2	1213/50 Claremont St SOUTH YARRA 3141	\$520,000	10/04/2019
3	603/12-14 Claremont St SOUTH YARRA 3141	\$500,000	27/04/2019

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:	23/09/2019 16:36

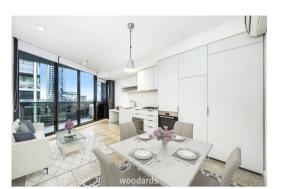


Date of sale

woodards**™**

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Indicative Selling Price \$500,000 - \$550,000 Median Unit Price June quarter 2019: \$562,500





Agent Comments

Comparable Properties



1504/50 Claremont St SOUTH YARRA 3141

(VG)

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Price: \$550,700 Method: Sale Date: 09/05/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1213/50 Claremont St SOUTH YARRA 3141

(REI)

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Price: \$520,000 **Method:** Private Sale **Date:** 10/04/2019

Property Type: Apartment

Agent Comments



603/12-14 Claremont St SOUTH YARRA 3141

(REI/VG)

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Price: \$500,000 **Method:** Private Sale **Date:** 27/04/2019

Property Type: Apartment

Agent Comments

