

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

1401/45 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$562,500 Property Type Unit Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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	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

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



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Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1504/50 Claremont St SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$550,700
Method: Sale
Date: 09/05/2019
Property Type: Flat/Unit/Apartment (Res)



1213/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 10/04/2019
Property Type: Apartment



603/12-14 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000
Method: Private Sale
Date: 27/04/2019
Property Type: Apartment