

Michael Tynan 0430163902 mtynan@bigginscott.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Period - From 01/07/2018

Address Including suburb and postcode	906/2 Clare	emont Street, S	outh Yarra Vic 314	1					
ndicative selling pri	ce								
or the meaning of this p	orice see co	nsumer.vic.gov	.au/underquoting						
Range between \$490,	000	&	\$539,000						
Median sale price									
Median price \$580,00	00 He	ouse	Unit X	Suburb South Yarra					
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Source REIV

Comparable property sales (*Delete A or B below as applicable)

30/09/2018

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	912/50 Claremont St SOUTH YARRA 3141	\$525,000	03/10/2018
2	2/19 Yarra St SOUTH YARRA 3141	\$515,000	10/07/2018
3	3/22 Darling St SOUTH YARRA 3141	\$510,000	06/10/2018

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 - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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Indicative Selling Price \$490,000 - \$539,000 Median Unit Price September quarter 2018: \$580,000



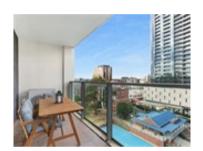
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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



912/50 Claremont St SOUTH YARRA 3141

(REI/VG)

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Price: \$525,000 Method: Private Sale Date: 03/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



2/19 Yarra St SOUTH YARRA 3141 (REI/VG)

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Price: \$515,000 Method: Private Sale Date: 10/07/2018

Rooms: -

Property Type: Apartment

Agent Comments



3/22 Darling St SOUTH YARRA 3141 (REI)

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Price: \$510,000 **Method:** Private Sale **Date:** 06/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

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