

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 1006/12-14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$556,000 House Unit X Suburb South Yarra

Period - From 01/07/2018 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	1603/12-14 Claremont St SOUTH YARRA 3141	\$560,000	22/02/2019
2	1601/2 Claremont St SOUTH YARRA 3141	\$570,000	27/05/2019
3	1206/12-14 Claremont St SOUTH YARRA 3141	\$570,000	25/05/2019

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.

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$559,000

Median Unit Price

Year ending June 2019: \$556,000



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1603/12-14 Claremont St SOUTH YARRA 3141 Agent Comments
(REI/VG)

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 22/02/2019

Rooms: -

Property Type: Apartment



1601/2 Claremont St SOUTH YARRA 3141 Agent Comments
(REI)

 2  2  1

Price: \$570,000

Method: Private Sale

Date: 27/05/2019

Rooms: -

Property Type: Apartment

1206/12-14 Claremont St SOUTH YARRA 3141 Agent Comments
(REI)

 2  2  1

Price: \$570,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Apartment