

## 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 803/10 Claremont Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$315,000

#### Median sale price

Median price \$562,500 House Unit X 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	1302/47 Claremont St SOUTH YARRA 3141	\$320,000	23/05/2019
2	903/2 Claremont St SOUTH YARRA 3141	\$315,000	12/08/2019
3	603/33 Claremont St SOUTH YARRA 3141	\$315,000	15/04/2019

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.



**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$315,000  
**Median Unit Price**  
June quarter 2019: \$562,500

## Comparable Properties



**1302/47 Claremont St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 23/05/2019  
**Rooms:** -  
**Property Type:** Apartment



**903/2 Claremont St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$315,000  
**Method:** Sale by Tender  
**Date:** 12/08/2019  
**Rooms:** -  
**Property Type:** Apartment



**603/33 Claremont St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 15/04/2019  
**Rooms:** 3  
**Property Type:** Apartment