

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 704/50 CLAREMONT STREET, SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$ 370,000 & \$ 407,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 580,000 House Unit Suburb SOUTH YARRA VIC

Period - From JAN 2017 to DEC 2017 Source CORELOGIC

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 1009/50-54 Claremont Street, SOUTH YARRA VIC	\$ Not Disclosed	28 Sept 17
2 507/7 Claremont Street, SOUTH YARRA VIC	\$ 420,667	10 Oct 17
3 6/26 Darling Street, SOUTH YARRA VIC	\$ 385,000	25 Nov 17

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.

