

Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address	1304/50 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$589,000

Median sale price

Median price	\$621,000	Hou	se	Unit	Х	Suburb	South Yarra
Period - From	01/07/2017	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	1103/12-14 Claremont St SOUTH YARRA 3141	\$600,000	19/06/2017
2	1408/50-54 Claremont St SOUTH YARRA 3141	\$595,000	10/04/2017
3	1511/50 Claremont St SOUTH YARRA 3141	\$585,500	06/03/2017

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.

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Indicative Selling Price \$589,000 **Median Unit Price**

September quarter 2017: \$621,000



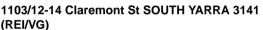


Property Type: House (Res)

Agent Comments



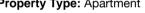
Comparable Properties



Price: \$600,000 Method: Private Sale Date: 19/06/2017

Property Type: Apartment

Rooms: -





1408/50-54 Claremont St SOUTH YARRA 3141

(REI)

1 2

Price: \$595,000 Method: Private Sale Date: 10/04/2017 Rooms: 3

Property Type: Apartment



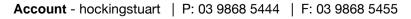
1511/50 Claremont St SOUTH YARRA 3141

(REI)

-2

Price: \$585,500 Method: Private Sale Date: 06/03/2017 Rooms: 4

Property Type: Apartment







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Agent Comments

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