

Karl Schneider  
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**Indicative Selling Price**

\$685,000

**Median Unit Price**

March quarter 2017: \$599,500



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**3/28 The Avenue WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$693,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** Apartment



**401/1 Railway PI CREMORNE 3121 (REI)**

Agent Comments



**Price:** \$685,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** Apartment



**707/480 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 07/03/2017

**Rooms:** 4

**Property Type:** Apartment



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## 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: 1503/2 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: \$685,000

#### Median sale price

Median price: \$599,500      Unit: X      Suburb: South Yarra

Period - From: 01/01/2017 to 31/03/2017      Source: REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/28 The Avenue WINDSOR 3181	\$693,000	25/03/2017
401/1 Railway Pl CREMORNE 3121	\$685,000	20/05/2017
707/480 St Kilda Rd MELBOURNE 3004	\$680,000	07/03/2017