

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

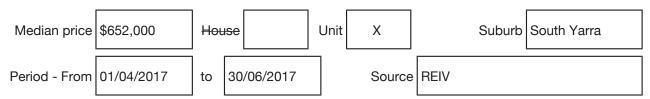
Address 1510/50 Claremont Street, South Yarra Vic 3141 Including suburb and postcode

Indicative selling price

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

 Range between
 \$590,000
 &
 \$640,000

Median sale price



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	1605/14 Claremont St SOUTH YARRA 3141	\$625,000	23/02/2017
2	1905/2 Claremont St SOUTH YARRA 3141	\$615,000	02/02/2017
3	1408/50-54 Claremont St SOUTH YARRA 3141	\$595,000	10/04/2017

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Property Type: House (Res)

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> Indicative Selling Price \$590,000 - \$640,000 Median Unit Price June quarter 2017: \$652,000

Comparable Properties



(VG) Price: \$625,000

1605/14 Claremont St SOUTH YARRA 3141

Method: Sale Date: 23/02/2017 Property Type: Strata Unit/Flat



1905/2 Claremont St SOUTH YARRA 3141 (REI/VG)



Price: \$615,000 Method: Private Sale Date: 02/02/2017 Property Type: Apartment



 1408/50-54 Claremont St SOUTH YARRA 3141
 Agent Comments

 (REI)
 2
 ↓ 1
 ↓ 1

Price: \$595,000 Method: Private Sale Date: 10/04/2017 Property Type: Apartment

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Agent Comments

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