

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 1510/50 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

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

Median sale price

Median price \$652,000 House Unit X Suburb South Yarra

Period - From 01/04/2017 to 30/06/2017 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.

	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.



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Property Type: House (Res)

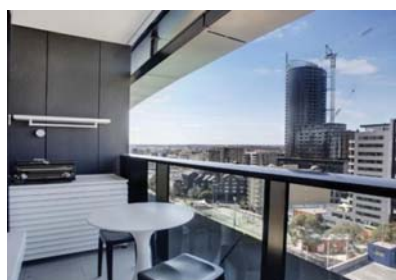
Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

June quarter 2017: \$652,000

Comparable Properties



1605/14 Claremont St SOUTH YARRA 3141
(VG)

Agent Comments

 2  1  1

Price: \$625,000

Method: Sale

Date: 23/02/2017

Property Type: Strata Unit/Flat



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

Agent Comments

 2  1  1

Price: \$615,000

Method: Private Sale

Date: 02/02/2017

Property Type: Apartment



1408/50-54 Claremont St SOUTH YARRA 3141
(REI)

Agent Comments

 2  1  1

Price: \$595,000

Method: Private Sale

Date: 10/04/2017

Property Type: Apartment