





Rooms: Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$430,000 **Median Unit Price** June quarter 2017: \$652,000

## **Comparable Properties**



Price: \$433,000 Method: Auction Sale Date: 17/06/2017 Property Type: Apartment

1

8/4-6 Powell St SOUTH YARRA 3141 (REI)

**6** 1



Price: \$407,500 Method: Private Sale Date: 17/06/2017 Rooms: -Property Type: Apartment



6D/381 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$370,000 Method: Sold Before Auction Date: 16/06/2017 Rooms: 3 Property Type: Apartment

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

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Agent Comments

Agent Comments



### 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

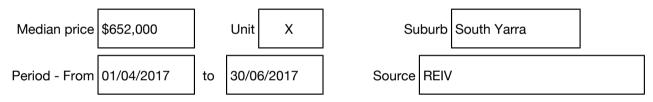
404/33 Claremont Street, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$430,000

#### Median sale price



#### **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
401/163 Cremorne St CREMORNE 3121	\$433,000	17/06/2017
8/4-6 Powell St SOUTH YARRA 3141	\$407,500	17/06/2017
6D/381 Toorak Rd SOUTH YARRA 3141	\$370,000	16/06/2017

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