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Rooms:
Property Type: Strata Unit/Flat
 Agent Comments

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

Comparable Properties



401/163 Cremorne St CREMORNE 3121 (REI) [Agent Comments](#)

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



8/4-6 Powell St SOUTH YARRA 3141 (REI) [Agent Comments](#)

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



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

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

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

Single price \$430,000

Median sale price

Median price \$652,000

Unit X

Suburb South Yarra

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

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
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