

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	404/7 Claremont Street, South Yarra Vic 3141
---	--

Indicative selling price

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

Single price	\$329,000
--------------	-----------

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	710/2 Claremont St SOUTH YARRA 3141	\$339,000	17/02/2017
2	1009/32 Bray St SOUTH YARRA 3141	\$315,000	29/01/2017
3	707/227 Toorak Rd SOUTH YARRA 3141	\$311,000	13/02/2017

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.~~



1
 1
 0

Rooms:
Property Type: Land
Land Size: 45 sqm approx
 Agent Comments

Indicative Selling Price
 \$329,000
Median Unit Price
 June quarter 2017: \$652,000

Comparable Properties

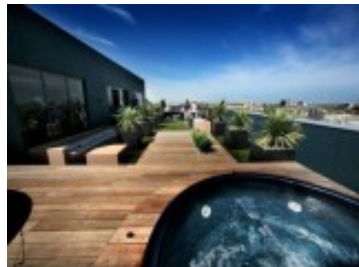


710/2 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1
 1
 -

Price: \$339,000
Method: Private Sale
Date: 17/02/2017
Rooms: 2
Property Type: Apartment



1009/32 Bray St SOUTH YARRA 3141 (VG)

Agent Comments

1
 -
 -

Price: \$315,000
Method: Sale
Date: 29/01/2017
Rooms: -
Property Type: Strata Unit/Flat

707/227 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

1
 -
 -

Price: \$311,000
Method: Sale
Date: 13/02/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)