hockingstuart

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	Hou	Ise	Unit	х	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.

Ad	dress 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.

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propertydata

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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.



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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)



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



1009/32 Bray St SOUTH YARRA 3141 (VG)

Agent Comments



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



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

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REIV 🗧 🗧 propertydata

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