

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and	814/12-14 Claremont Street, South Yarra Vic 3141
postcode	

#### Indicative selling price

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

Single price \$415,000

#### Median sale price

Median price	\$608,000	Hou	se	Unit	х		Suburb	South Yarra
Period - From	01/10/2017	to	31/12/2017		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 1 105/229 Toorak Rd SOUTH YARRA 3141 \$400,000 08/12/2017 2 1414/14 Claremont St SOUTH YARRA 3141 \$390,000 06/09/2017 3 1009/229 Toorak Rd SOUTH YARRA 3141 \$390,000 09/11/2017

#### 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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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

**Indicative Selling Price** \$415,000 **Median Unit Price** December quarter 2017: \$608,000

### Comparable Properties

105/229 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$400,000 Method: Private Sale Date: 08/12/2017

Rooms: 2

Property Type: Apartment

1414/14 Claremont St SOUTH YARRA 3141

(VG)





Price: \$390,000 Method: Sale Date: 06/09/2017

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 

1009/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$390,000

Method: Sold Before Auction

Date: 09/11/2017 Rooms: 2

Property Type: Apartment

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