### 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

1012/50 Claremont Street, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$575,000

#### 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.

Ado	dress of comparable property	Price	Date of sale
1	1905/2 Claremont St SOUTH YARRA 3141	\$615,000	02/02/2017
2	509/32 Bray St SOUTH YARRA 3141	\$599,000	03/03/2017
3	1408/50-54 Claremont St SOUTH YARRA 3141	\$595,000	10/04/2017

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.

#### Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455

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: 2183 sqm approx Agent Comments Indicative Selling Price \$575,000 Median Unit Price June guarter 2017: \$652,000

### **Comparable Properties**



1905/2 Claremont St SOUTH YARRA 3141 (REI/VG) 2 1 1 2 1 Agent Comments



509/32 Bray St SOUTH YARRA 3141 (REI/VG) Agent Comments



Property Type: Apartment

Price: \$615,000 Method: Private Sale Date: 02/02/2017 Rooms: 3

Price: \$599,000 Method: Private Sale Date: 03/03/2017 Rooms: 3 Property Type: Apartment



1408/50-54 Claremont St SOUTH YARRA 3141 Agent Comments (REI)



Price: \$595,000 Method: Private Sale Date: 10/04/2017 Rooms: 3 Property Type: Apartment

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