

Michael Tynan 0430163902 mtynan@bigginscott.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Property offered to	n Saic							
Addres Including suburb ar postcod	id	906/2 Claremont Street, South Yarra Vic 3141						
Indicative selling p	rice							
For the meaning of th	is price see c	onsumer.vic.gov.a	au/underquoting					
Range between \$52	20,000	&	\$560,000					
Median sale price								
Median price \$615	,000	House	Unit X	Suburb South Yarra				
Period - From 01/0	7/2017 t	30/06/2018	Source BEI\	I				

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	708/12 Yarra St SOUTH YARRA 3141	\$550,000	11/05/2018
2	202/28 Mount St PRAHRAN 3181	\$540,000	23/06/2018
3	507/13-15 Grattan St PRAHRAN 3181	\$530,000	12/05/2018

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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Indicative Selling Price \$520,000 - \$560,000 Median Unit Price Year ending June 2018: \$615,000



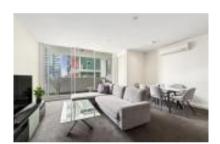


Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



708/12 Yarra St SOUTH YARRA 3141 (REI/VG)

2

Price: \$550,000 Method: Private Sale Date: 11/05/2018

Rooms: -

Property Type: Apartment Land Size: 2239 sqm approx



202/28 Mount St PRAHRAN 3181 (REI/VG)

= 2







Price: \$540,000 Method: Auction Sale

Rooms: -

Date: 23/06/2018

Property Type: Apartment









Price: \$530,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Apartment **Land Size:** 733 sqm approx

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Agent Comments

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