

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1216/ 3-9 Claremont Street, South Yarra VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$730,000 & \$760,000

### Median sale price

(\*LAND ONLY\*)

Median price \$630,000 \*House  \*Unit  Suburb South Yarra  
Period - From 01/01/2018 to 02/07/2018 Source REA

### 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. 1407/ 3 Yarra Street, South Yarra	\$750,000	05/06/2018
2. 306/ 700 Chapel Street, South Yarra	\$792,000	19/05/2018
3. 907/ 3 Yarra Street, South Yarra	\$825,500	14/02/2018