

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	1305/2 Claremont Street, South Yarra Vic 3141
---	---

Indicative selling price

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

Single price	\$615,000
--------------	-----------

Median sale price

Median price	\$652,000	House		Unit	X	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.

	Address of comparable property	Price	Date of sale
1	1403/681 Chapel St SOUTH YARRA 3141	\$655,000	19/01/2017
2	1905/2 Claremont St SOUTH YARRA 3141	\$615,000	02/02/2017
3	1511/50 Claremont St SOUTH YARRA 3141	\$585,500	06/03/2017

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.~~



2 2 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1403/681 Chapel St SOUTH YARRA 3141
(REI/VG)

2 - -

Price: \$655,000

Method: Private Sale

Date: 19/01/2017

Rooms: -

Property Type: Apartment

Agent Comments

This apartment is also a 2 Bed, 2 Bath, 1 Car. very comparable, outlook and size



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

2 1 1

Price: \$615,000

Method: Private Sale

Date: 02/02/2017

Rooms: 3

Property Type: Apartment

Agent Comments

In the same building. Has one less bathroom but otherwise very similar



1511/50 Claremont St SOUTH YARRA 3141
(REI)

2 2 1

Price: \$585,500

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: Apartment

Agent Comments