hockingstuart

Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

> **Indicative Selling Price** \$647,000 **Median Unit Price** March quarter 2017: \$599,500





Rooms:

Property Type: Strata Unit/Flat

Agent Comments and 2 storage cages

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 also has 2 bed, 2 bath and 1 car. Very comparable building, outlook and size.



1905/2 Claremont St SOUTH YARRA 3141

(REI/VG)





Price: \$615.000 Method: Private Sale Date: 02/02/2017

Rooms: 3

Property Type: Apartment

Agent Comments

In the same building and has one less bathroom but otherwise very similar



(REI)

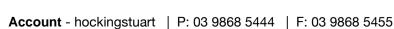


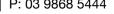


Price: \$585,500 Method: Private Sale Date: 06/03/2017 Rooms: 4

Property Type: Apartment

Agent Comments









Mark Konishi 03 9868 5444 0412 825 852 mkonishi@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale	e
-------------------------	-----	---

Address	1305/2 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$647,000

Median sale price

Median price \$5	599,500	Unit	Х	Su	burb	South Yarra
Period - From 01	1/01/2017 to	31/0	3/2017	Source	REIV	′

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1403/681 Chapel St SOUTH YARRA 3141	\$655,000	19/01/2017
1905/2 Claremont St SOUTH YARRA 3141	\$615,000	02/02/2017
1511/50 Claremont St SOUTH YARRA 3141	\$585,500	06/03/2017

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





Generated: 11/07/2017 16:38