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2 2 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments
and 2 storage cages

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

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)

2 1 1

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



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

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 \$647,000

Median sale price

Median price \$599,500 Unit X Suburb South Yarra
 Period - From 01/01/2017 to 31/03/2017 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