

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

1605/14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$639,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2021

to 31/03/2021

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	1005/50 Claremont St SOUTH YARRA 3141	\$720,000	19/06/2021
2	1801/2 Claremont St SOUTH YARRA 3141	\$655,000	28/04/2021
3	816/7 Claremont St SOUTH YARRA 3141	\$627,500	02/03/2021

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.~~

This Statement of Information was prepared on:

02/07/2021 14:14



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Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1005/50 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$720,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Apartment

1801/2 Claremont St SOUTH YARRA 3141 (VG) **Agent Comments**

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Price: \$655,000

Method: Sale

Date: 28/04/2021

Property Type: Strata Unit/Flat



816/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$627,500

Method: Private Sale

Date: 02/03/2021

Property Type: Apartment