

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 712/1 Clara Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$505,000 House Unit X Suburb South Yarra

Period - From 01/01/2019 to 31/03/2019 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	1008/50 Claremont St SOUTH YARRA 3141	\$351,000	25/03/2019
2	8/26 Wynnstay Rd PRAHRAN 3181	\$331,000	11/04/2019
3	603/33 Claremont St SOUTH YARRA 3141	\$315,000	15/04/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$335,000
Median Unit Price
 March quarter 2019: \$505,000

Comparable Properties



1008/50 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$351,000
Method: Private Sale
Date: 25/03/2019
Rooms: -
Property Type: Apartment
Land Size: 1091 sqm approx



8/26 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$331,000
Method: Private Sale
Date: 11/04/2019
Rooms: -
Property Type: Apartment



603/33 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 15/04/2019
Rooms: 3
Property Type: Apartment