

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**604/18 Claremont St,  
SOUTH YARRA 3141**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$587,500**

### Median sale price

Median unit for **SOUTH YARRA** for period **Nov 2018 - Oct 2019**

Sourced from **RP Data**.

**\$538,500**

### Comparable property sales

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 the most comparable to the property for sale.

**1301/2 Claremont Street,**  
South Yarra 3141

**Price \$570,000** Sold 28  
August 2019

**1705/2 Claremont Street,**  
South Yarra 3141

**Price \$588,000** Sold 24 June  
2019

**1804/2 Claremont Street,**  
South Yarra 3141

**Price \$585,000** Sold 01  
August 2019

This Statement of Information was prepared on 29th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

unit

  
**2 beds**

  
**1 baths**

#### Holliez Residential

Level 3, 5 Burwood Road,  
Hawthorn VIC 3122

#### Contact agents



**Leo Bi**

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**Holliez**  
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