

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

1108/12-14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$632,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2019

to

31/03/2020

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	609/3 Yarra St SOUTH YARRA 3141	\$330,000	10/12/2019
2	1101/32 Bray St SOUTH YARRA 3141	\$340,000	10/01/2020
3	705/70 Queens Rd MELBOURNE 3004	\$355,000	23/11/2019

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.~~

This Statement of Information was prepared on:

08/05/2020 15:21

1108/12-14 Claremont Street, South Yarra Vic 3141

Lauchlan Waterfield

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Indicative Selling Price

\$340,000

Median Unit Price

Year ending March 2020: \$632,500



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



609/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000

Method: Sale by Tender

Date: 10/12/2019

Rooms: 2

Property Type: Apartment



1101/32 Bray St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000

Method: Private Sale

Date: 10/01/2020

Rooms: 3

Property Type: Apartment



705/70 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 1

Price: \$355,000

Method: Auction Sale

Date: 23/11/2019

Rooms: 3

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525