

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 810/12-14 CLAREMONT STREET, SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$*----- or range between \$*380,000.00 & \$390,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$553,000.00 *House ----- *unit 530 Suburb or locality SOUTH YARRA

Period - From 01 JAN 2016 to 31 DEC 2016 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 413/77 RIVER ST, SOUTH YARRA, VIC 3141	\$382,500.00	22 / 03 / 2017
2. 1111/14 CLAREMONT ST, SOUTH YARRA, VIC 3141	\$391,000.00	02 / 03 / 2017
3. 407/77 RIVER ST, SOUTH YARRA, VIC 3141	\$381,500.00	25 / 01 / 2017

OR

~~**B*** **Either** 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*.~~
~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)