



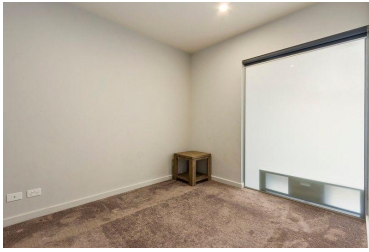
STATEMENT OF INFORMATION

1202/47 CLAREMONT STREET, SOUTH YARRA, VIC 3141

PREPARED BY JOHN FRY, SAVOY REAL ESTATE, PHONE: 0429 982 045

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1202/47 CLAREMONT STREET, SOUTH

1 bed 1 bath 1 car

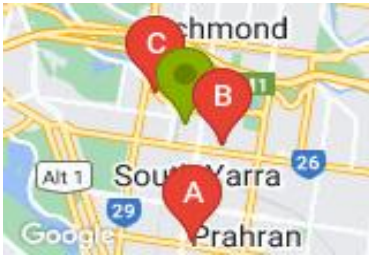
Indicative Selling Price

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

Single Price: \$285,000

Provided by: Kim Palmer, Savoy Real Estate

MEDIAN SALE PRICE



SOUTH YARRA, VIC, 3141

Suburb Median Sale Price (Unit)

\$612,000

01 October 2021 to 30 September 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



313/15 CLIFTON ST, PRAHRAN, VIC 3181

1 bed 1 bath 1 car

Sale Price

***\$360,000**

Sale Date: 25/10/2022

Distance from Property: 1.7km



11/1 ROCKLEY RD, SOUTH YARRA, VIC 3141

1 bed 1 bath 1 car

Sale Price

***\$510,000**

Sale Date: 24/10/2022

Distance from Property: 552m



2/63 ALEXANDRA AVE, SOUTH YARRA, VIC

1 bed 1 bath 1 car

Sale Price

***\$461,000**

Sale Date: 22/10/2022

Distance from Property: 603m



This report has been compiled on 26/10/2022 by Savoy Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1202/47 CLAREMONT STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Single Price:

\$285,000

Median sale price

Median price

\$612,000

Property type

Unit

Suburb

SOUTH YARRA

Period

01 October 2021 to 30 September 2022

Source

 pricefinder

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

313/15 CLIFTON ST, PRAHRAN, VIC 3181	*\$360,000	25/10/2022
11/1 ROCKLEY RD, SOUTH YARRA, VIC 3141	*\$510,000	24/10/2022
2/63 ALEXANDRA AVE, SOUTH YARRA, VIC 3141	*\$461,000	22/10/2022

This Statement of Information was prepared on:

26/10/2022