

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1502/12-14 Claremont Street South Yarra, 3141
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Indicative selling price

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

Single price	\$299,000
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Median sale price

Median price	\$385,000	Property Type	APARTMENT	Suburb	SOUTH YARRA
Period - From	01-Aug-2022	to	31-Jul-2023	Source	REA

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
1	413/31 Malcolm Street South Yarra	\$290,000	11-Jun-2023
2	710/2 Claremont Street South Yarra	\$302,500	17-Mar-2023
3	1011/3 Yarra Street South Yarra	\$305,000	28-Jun-2023

This statement of information was prepared on 13-Oct-2023 at 11:46:56 AM EST