

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

709/2 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

1804/2 Claremont Street South Yarra VIC 3141	\$585,000	01-Aug-19
1404/229 Toorak Road South Yarra VIC 3141	\$632,000	05-Oct-19
920/32 Bray Street South Yarra VIC 3141	\$600,000	16-Sep-19

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 6 months.~~

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1804/2 Claremont Street South
Yarra VIC 3141

Sold Price **\$585,000** Sold Date **01-Aug-19**

2 2 1

Distance -



1404/229 Toorak Road South Yarra
VIC 3141

Sold Price **\$632,000** Sold Date **05-Oct-19**

2 2 1

Distance **0.07km**



920/32 Bray Street South Yarra VIC
3141

Sold Price **\$600,000** Sold Date **16-Sep-19**

2 2 1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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