

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

1205/14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2020

to

30/06/2020

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	1509/35 Malcolm St SOUTH YARRA 3141	\$580,000	27/07/2020
2	201/35 Simmons St SOUTH YARRA 3141	\$565,000	11/08/2020
3	702/10 Claremont St SOUTH YARRA 3141	\$548,000	18/07/2020

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:

01/09/2020 13:02



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1509/35 Malcolm St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$580,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment



201/35 Simmons St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$565,000

Method: Sale by Tender

Date: 11/08/2020

Property Type: Apartment



702/10 Claremont St SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 2

Price: \$548,000

Method: Private Sale

Date: 18/07/2020

Property Type: Apartment