

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 & postcode

702 / 45 Claremont Street SOUTH YARRA VIC 3141

Indicative selling price

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

Single price

\$299,000

or range between

X

&

X

Median sale price

Median price

\$637,250

Property type

Apartment

Suburb

SOUTH YARRA

Period - From

01/04/20

to

31/03/21

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. 1011/12-14 Claremont Street	\$300,000	29/06/2021
2. 616/14 Claremont Street	\$330,000	15/06/21
3. 903/45 Claremont Street	\$320,000	19/04/21

This Statement of Information was prepared on:

18/10/2021

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1618/8 Daly Street	\$340,000	02/12/20	39m2	1	1	0
5. 102/45 Claremont Street	\$339,000	15/07/20	45m2	1	1	0
6. 503/45 Claremont Street	\$320,000	21/11/20	42m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$300-\$330 / \$1303.57-\$1433.96

Property Outgoing Information (approximately per annum)			
Council Rates	Water Rates	Owners Corporation	Total Fees
\$716.00	\$588.00	\$3290.00	\$4594.00
Size	Year Built	Complex/Block	Facilities
45m2	2012	74 / 74	Communal lounge, open fireplace, rooftop terrace garden with a BBQ area
Owners Corporation		Chattels	
Winter & Stewart OC Managers - 0406 418 900		All fixed floor coverings, electric light fittings & window furnishings	
Building	Sale Method		Terms
See	Private Sale		10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.