

## 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

1504/50 Claremont Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$579,500

### Median sale price

Median price

\$587,000

House

Unit

X

Suburb

South Yarra

Period - From

01/10/2018

to

31/12/2018

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	7/115a Williams Rd PRAHRAN 3181	\$585,000	15/11/2018
2	506/35 Albert Rd MELBOURNE 3004	\$580,000	17/12/2018
3	1603/12-14 Claremont St SOUTH YARRA 3141	\$560,000	22/02/2019

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.

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**Indicative Selling Price**

\$579,500

**Median Unit Price**

December quarter 2018: \$587,000



**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**7/115a Williams Rd PRAHRAN 3181 (REI/VG)**

**Agent Comments**



**Price:** \$585,000

**Method:** Private Sale

**Date:** 15/11/2018

**Rooms:** -

**Property Type:** Apartment



**506/35 Albert Rd MELBOURNE 3004 (VG)**

**Agent Comments**



**Price:** \$580,000

**Method:** Sale

**Date:** 17/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 2238 sqm approx



**1603/12-14 Claremont St SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$560,000

**Method:** Private Sale

**Date:** 22/02/2019

**Rooms:** -

**Property Type:** Apartment