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

1602/12-14 Claremont Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$395,000		&		\$425,000					
Median sale pr	rice									
Median price	\$574,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	Iress of comparable property	Price	Date of sale
1	803/1 Clara St SOUTH YARRA 3141	\$440,000	28/11/2024
2	306/12 Queens Rd MELBOURNE 3004	\$385,000	11/11/2024
3	1516/12-14 Claremont St SOUTH YARRA 3141	\$416,000	07/10/2024

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:

17/12/2024 15:22









Property Type: Apartment Agent Comments

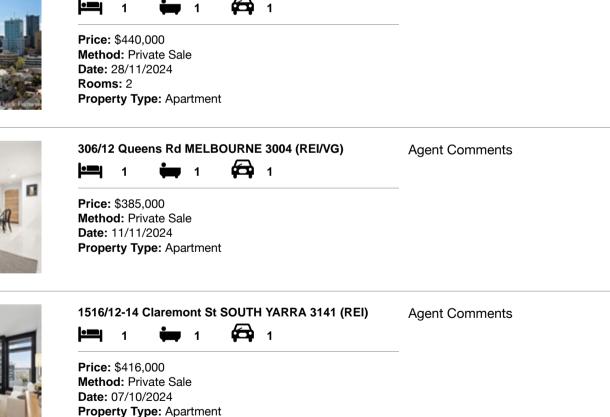
803/1 Clara St SOUTH YARRA 3141 (REI)

Indicative Selling Price \$395,000 - \$425,000 Median Unit Price Year ending September 2024: \$574,000

Agent Comments

Comparable Properties









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