

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 between

\$395,000

 &

\$425,000

Median sale price

Median price

\$574,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/10/2023

 to

30/09/2024

 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	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



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

Year ending September 2024: \$574,000

Comparable Properties



803/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$440,000

Method: Private Sale

Date: 28/11/2024

Rooms: 2

Property Type: Apartment



306/12 Queens Rd MELBOURNE 3004 (REI/VG)

Agent Comments

1
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 1

Price: \$385,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment



1516/12-14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

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 1

Price: \$416,000

Method: Private Sale

Date: 07/10/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504