

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 1103/7 Claremont Street, South Yarra, VIC 3141

Indicative selling price

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

Single Price \$650,000

Median sale price

Median price \$680,000 Property Type House Suburb South Yarra (3141)

Period - From 01/10/2020 to 01/10/2021 Source REA

Comparable property sales

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
806/227 TOORAK ROAD, SOUTH YARRA VIC 3141	\$662,000	05/06/2021
202/8 GARDEN STREET, SOUTH YARRA VIC 3141	\$682,500	13/05/2021
1101/3 YARRA STREET, SOUTH YARRA VIC 3141	\$676,500	26/05/2021

This Statement of Information was prepared on: 10/11/2021