

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

1903/2 Claremont Street South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$475,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

31/43 Caroline Street South Yarra VIC 3141	\$550,000	29-Feb-20
14/22A Rockley Road South Yarra VIC 3141	\$480,000	12-Feb-20
1/38 Kensington Road South Yarra VIC 3141	\$530,000	01-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 18 June 2020

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**31/43 Caroline Street South Yarra
VIC 3141**

Sold Price

^{RS}

\$550,000

Sold Date

29-Feb-20

1

1

1

Distance

0.53km



**14/22A Rockley Road South Yarra
VIC 3141**

Sold Price

\$480,000

Sold Date

12-Feb-20

1

1

1

Distance

0.55km



**1/38 Kensington Road South Yarra
VIC 3141**

Sold Price

\$530,000

Sold Date

01-Feb-20

1

1

1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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