

# 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

1006/12-14 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

\$545,000

### Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2018

to

30/09/2019

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	1603/12-14 Claremont St SOUTH YARRA 3141	\$560,000	22/02/2019
2	1601/2 Claremont St SOUTH YARRA 3141	\$570,000	27/05/2019
3	1206/12-14 Claremont St SOUTH YARRA 3141	\$570,000	25/05/2019

**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.~~

This Statement of Information was prepared on:

08/11/2019 11:44

1006/12-14 Claremont Street, South Yarra Vic 3141

**hockingstuart**

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

**Indicative Selling Price**

\$545,000

**Median Unit Price**

Year ending September 2019: \$550,000



 2  2  1

**Property Type:** Strata Unit/Flat

**Land Size:** 70 sqm approx

**Agent Comments**

## Comparable Properties



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

 2  2  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 22/02/2019

**Property Type:** Apartment



**1601/2 Claremont St SOUTH YARRA 3141** **Agent Comments**  
(REI/VG)

 2  2  1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 27/05/2019

**Property Type:** Apartment

**1206/12-14 Claremont St SOUTH YARRA 3141** **Agent Comments**  
(REI/VG)

 2  2  1

**Price:** \$570,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Apartment

**Account** - hockingstuart | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.