

## 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 1609/12-14 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 \$387,000

#### Median sale price

Median price \$587,000 House Unit X Suburb South Yarra

Period - From 01/10/2018 to 31/12/2018 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 | 207/12 Yarra St SOUTH YARRA 3141      | \$380,000 | 04/12/2018   |
| 2 | 1107/50 Claremont St SOUTH YARRA 3141 | \$365,000 | 21/12/2018   |
| 3 | 712/77 River St SOUTH YARRA 3141      | \$355,000 | 29/09/2018   |

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.



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$387,000

**Median Unit Price**  
 December quarter 2018: \$587,000

## Comparable Properties



207/12 Yarra St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

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**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 04/12/2018  
**Rooms:** -  
**Property Type:** Apartment



1107/50 Claremont St SOUTH YARRA 3141 (REI) **Agent Comments**

 1
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**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 21/12/2018  
**Rooms:** -  
**Property Type:** Apartment



712/77 River St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

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**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 29/09/2018  
**Rooms:** 2  
**Property Type:** Apartment