

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

202/27-29 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2021

to

30/06/2021

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	406/33-35 Simmons St SOUTH YARRA 3141	\$375,000	21/07/2021
2	115/681 Chapel St SOUTH YARRA 3141	\$380,000	20/07/2021
3	10/270 Williams Rd TOORAK 3142	\$365,000	29/06/2021

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:

21/07/2021 14:26



Rooms: 2
Property Type: Serviced
Apartment
[Agent Comments](#)

Indicative Selling Price
\$359,000
Median Unit Price
June quarter 2021: \$665,000

Comparable Properties



406/33-35 Simmons St SOUTH YARRA 3141 (REI)

[Agent Comments](#)



Price: \$375,000
Method: Private Sale
Date: 21/07/2021
Property Type: Apartment



115/681 Chapel St SOUTH YARRA 3141 (REI)

[Agent Comments](#)



Price: \$380,000
Method: Sold Before Auction
Date: 20/07/2021
Property Type: Apartment



10/270 Williams Rd TOORAK 3142 (REI)

[Agent Comments](#)



Price: \$365,000
Method: Private Sale
Date: 29/06/2021
Property Type: Apartment