



2 1 0

Rooms: 3

Property Type: Apartment

Land Size: 57 sqm approx

Agent Comments

This luxury north facing two bedroom apartment in the Chiara & Lucia development features high end finishes and amazing light filled spaces. Located in the heart of South Yarra the building has incredible communal facilities including pool, spa, sauna and gym.

Comparable Properties



801/45 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$495,000

Method: Sold Before Auction

Date: 21/03/2017

Rooms: 3

Property Type: Apartment



57/604 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 1 1

Price: \$475,500

Method: Private Sale

Date: 20/02/2017

Rooms: -

Property Type: Apartment



305/29 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$450,000

Method: Private Sale

Date: 17/05/2017

Rooms: -

Property Type: Apartment

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

611/4-10 Daly Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$450,000

&

\$490,000

Median sale price

Median price \$599,500

Unit X

Suburb South Yarra

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
801/45 Claremont St SOUTH YARRA 3141	\$495,000	21/03/2017
57/604 St Kilda Rd MELBOURNE 3004	\$475,500	20/02/2017
305/29 Claremont St SOUTH YARRA 3141	\$450,000	17/05/2017