

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 906, 18 Claremont Street, South Yarra 3141

Indicative selling price

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

Price range from \$*444,600 & \$ 485,760

Median sale price

Median price \$736,000 Property type Unit Suburb South Yarra

Period - From 1 Jul 2019 to 30 Jun 2020 Source REIV

Comparable property sales

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
504/681 Chapel Street, South Yarra 3141	\$660,000	5 MAY 2020
804/35 Malcolm Street, South Yarra 3141	\$595,000	22 MAY 2020
404/657 Chapel Street, South Yarra 3141	\$670,000	25 APR 2020

This Statement of Information was prepared on: 4/9/2020