

# 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

1406/12 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 \$565,000

### Median sale price

Median price \$573,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2023

to 30/06/2024

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	10/94-96 Punt Rd WINDSOR 3181	\$566,500	09/05/2024
2	2315/3 Yarra St SOUTH YARRA 3141	\$550,000	19/06/2024
3	2015/3 Yarra St SOUTH YARRA 3141	\$550,000	21/06/2024

**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:

15/07/2024 12:19

1406/12 Claremont Street, South Yarra Vic 3141

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$565,000

**Median Unit Price**

Year ending June 2024: \$573,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**10/94-96 Punt Rd WINDSOR 3181 (REI)**

Agent Comments

 2  1  1

**Price:** \$566,500

**Method:** Private Sale

**Date:** 09/05/2024

**Property Type:** Apartment



**2315/3 Yarra St SOUTH YARRA 3141 (REI)**

Agent Comments

 2  1  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 19/06/2024

**Property Type:** Apartment



**2015/3 Yarra St SOUTH YARRA 3141 (REI)**

Agent Comments

 2  1  1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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