

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

503/45 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$637,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2019

to

30/09/2020

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	1810/35 Malcolm St SOUTH YARRA 3141	\$350,000	22/06/2020
2	1108/12-14 Claremont St SOUTH YARRA 3141	\$333,000	11/06/2020
3	313/31 Malcolm St SOUTH YARRA 3141	\$306,000	01/06/2020

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:

26/10/2020 17:56



Property Type:
Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending September 2020: \$637,750

Comparable Properties



1810/35 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$350,000

Method: Sale by Tender

Date: 22/06/2020

Property Type: Apartment



1108/12-14 Claremont St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$333,000

Method: Private Sale

Date: 11/06/2020

Property Type: Apartment



313/31 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$306,000

Method: Private Sale

Date: 01/06/2020

Rooms: 3

Property Type: Apartment