

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

403/2 Claremont Street South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 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

1006/7 Claremont Street South Yarra VIC 3141	\$440,000	16-May-19
1419/7 Claremont Street South Yarra VIC 3141	\$400,000	05-Feb-18
909/7 Claremont Street South Yarra VIC 3141	\$405,000	30-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 29 November 2019



**1006/7 Claremont Street South
Yarra VIC 3141**

 1
  1
  1

Sold Price

\$440,000

Sold Date

16-May-19

Distance

0.07km



**1419/7 Claremont Street South
Yarra VIC 3141**

 1
  1
  -

Sold Price

\$400,000

Sold Date

05-Feb-18

Distance

0.07km



**909/7 Claremont Street South
Yarra VIC 3141**

 1
  1
  1

Sold Price

\$405,000

Sold Date

30-Aug-19

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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