

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

16-22 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2019

to

30 Jun 2020

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

1814/8 Daly Street South Yarra VIC 3141	\$630,000	26-Nov-19
516/7 Claremont Street South Yarra VIC 3141	\$620,000	15-Mar-19
1405/50-54 Claremont Street South Yarra VIC 3141	\$700,000	17-Oct-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 July 2020



1814/8 Daly Street South Yarra VIC 3141 Sold Price **\$630,000** Sold Date **26-Nov-19**

■ 2 ■ 2 ■ -

Distance **0.06km**



516/7 Claremont Street South Yarra VIC 3141 Sold Price **\$620,000** Sold Date **15-Mar-19**

■ 2 ■ 2 ■ -

Distance **0.08km**



1405/50-54 Claremont Street South Yarra VIC 3141 Sold Price **\$700,000** Sold Date **17-Oct-19**

■ 2 ■ 2 ■ -

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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