

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

\$505,000

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

308/7 Claremont Street South Yarra VIC 3141	\$390,000	12-Feb-19
402/7 Claremont Street South Yarra VIC 3141	\$422,000	10-Oct-19
914/7 Claremont Street South Yarra VIC 3141	\$390,000	23-Sep-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



**308/7 Claremont Street South
Yarra VIC 3141**

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Sold Price **\$390,000** Sold Date **12-Feb-19**

Distance **0.08km**



**402/7 Claremont Street South
Yarra VIC 3141**

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Sold Price **\$422,000** Sold Date **10-Oct-19**

Distance **0.08km**



**914/7 Claremont Street South Yarra
VIC 3141**

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Sold Price **\$390,000** Sold Date **23-Sep-19**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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