

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

6/18 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

\$445,000

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

506/8 Daly Street South Yarra VIC 3141	\$375,000	11-Nov-19
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

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: 28 July 2020


506/8 Daly Street South Yarra VIC 3141

Sold Price

\$375,000

Sold Date

11-Nov-19
 1
  1
  -

Distance

0.06km

308/7 Claremont Street South Yarra VIC 3141

Sold Price

\$390,000

Sold Date

12-Feb-19
 1
  1
  -

Distance

0.1km

402/7 Claremont Street South Yarra VIC 3141

Sold Price

\$422,000

Sold Date

10-Oct-19
 1
  1
  -

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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