

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

1707/7 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$647,900 Property Type Unit Suburb South Yarra

Period - From 01/07/2021 to 30/09/2021 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 | 102/18 Claremont St SOUTH YARRA 3141 | \$640,000 | 29/06/2021 |
| 2 | 1111/229 Toorak Rd SOUTH YARRA 3141 | \$600,000 | 15/11/2021 |
| 3 | 1201/48 Claremont St SOUTH YARRA 3141 | \$600,000 | 26/05/2021 |

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:

18/11/2021 16:31

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au

Indicative Selling Price
\$600,000 - \$640,000
Median Unit Price
September quarter 2021: \$647,900



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties

102/18 Claremont St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$640,000
Method: Sale
Date: 29/06/2021
Property Type: Strata Unit/Flat



1111/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$600,000
Method: Private Sale
Date: 15/11/2021
Property Type: Apartment

1201/48 Claremont St SOUTH YARRA 3141 (VG) Agent Comments



Price: \$600,000
Method: Sale
Date: 26/05/2021
Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336