## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$640,000			
Median sale pı	rice							
Median price	\$647,900	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ade	dress 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









**Property Type:** Strata Unit/Flat Agent Comments

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

# **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





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