

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

1406/12-14 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$540,000

 &

\$590,000

Median sale price

Median price

\$592,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/04/2023

 to

31/03/2024

 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	1217/7 Claremont St SOUTH YARRA 3141	\$600,000	29/04/2024
2	308/31 Grattan St PRAHRAN 3181	\$590,000	18/04/2024
3	10/94-96 Punt Rd WINDSOR 3181	\$566,500	09/05/2024

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:

31/05/2024 11:51

1406/12-14 Claremont Street, South Yarra Vic 3141

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$540,000 - \$590,000

Median Unit Price

Year ending March 2024: \$592,000



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1217/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 2  2  1

Price: \$600,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit



308/31 Grattan St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  2  1

Price: \$590,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment



10/94-96 Punt Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$566,500

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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