

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: 1802/16-22 Claremont Street, South Yarra 3141 (3 Bed 2 Bath 2 Car)

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price: \$1,475,000 or range between \$   & \$  

**Median sale price**

Median price: \$1,521,000 Apartment: Apartment Suburb: South Yarra  
Period - From: 12 Oct 2019 to 12 Mar 2020 Source: RP Data

**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
3/22 Kensington Road, South Yarra	\$1,370,000	19 Oct 2019
10/391 Toorak Road, South Yarra	\$1,625,000	13Nov 2019
15/12 Copelen Street, South Yarra	\$1,570,000	2 Dec 2019

**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: 27 March 2020