



**10 Claremont Street South Yarra Price List**  
as at 17/05/2016

Prices as at Current Market Valuation

Reserved

**SOUTH YARRA**

Apt No.	Original Contract Price \$AUD	Valuation \$AUD	Floor	Type	Beds	Area (Int)	Balcony	Total	\$/sq m	Gross Rental Return	Indicative Water Rates	Indicative Council Rates	Indicative Owners Corp levy	Non PPR Approx. Stamp Duty on Discount Price
207	\$ 406,000	\$ 390,000	2	B1	1	47.2	5.9	53.1	\$ 8,263	\$1,518 pcm \$18,216 p.a.	602	826	1,999	\$ 15,532
407	\$ 399,000	\$ 385,000	4	C1	1	44.6	6.0	50.6	\$ 8,632	\$1,518 pcm \$18,216 p.a.	598	809	1898	\$ 15,180
505	\$ 413,000	\$ 380,000	5	A5	1	43.2	6.7	49.9	\$ 8,796	\$1,518 pcm \$18,216 p.a.	606	838	1872	\$ 15,885
705	\$ 400,000	\$ 375,000	7	A3	1	40.3	5.8	46.1	\$ 9,305	\$1,479 pcm \$17,748 p.a.	617	877	1746	\$ 15,230
904	\$ 407,000	\$ 380,000	9	A2	1	41.7	5.8	47.5	\$ 9,113	\$1,498 pcm \$17,976 p.a.	633	935	1796	\$ 15,583
905	\$ 402,000	\$ 390,000	9	A2	1	41.7	5.8	47.5	\$ 9,353	\$1,498 pcm \$17,976 p.a.	624	903	1746	\$ 15,331
1103	\$ 404,000	\$ 380,000	11	A1	1	40.4	5.8	46.2	\$ 9,406	\$1,498 pcm \$17,976 p.a.	628	914	1746	\$ 15,432
1203	\$ 405,000	\$ 380,000	12	A1	1	40.4	5.8	46.2	\$ 9,406	\$1,518 pcm \$18,216 p.a.	629	919	1746	\$ 15,482
1305	\$ 406,000	\$ 390,000	13	A3	1	40.3	5.8	46.1	\$ 9,677	\$1,518 pcm \$18,216 p.a.	630	921	1746	\$ 15,532
1403	\$ 407,000	\$ 385,000	14	A1	1	40.4	5.8	46.2	\$ 9,530	\$1,518 pcm \$18,216 p.a.	631	927	1746	\$ 15,583
1404	\$ 412,000	\$ 390,000	14	A2	1	41.7	5.8	47.5	\$ 9,353	\$1,518 pcm \$18,216 p.a.	640	957	1796	\$ 15,835
1503	\$ 408,000	\$ 390,000	15	A1	1	40.4	5.8	46.2	\$ 9,653	\$1,538 pcm \$18,455 p.a.	633	932	2,117	\$ 15,633

Note: all properties come with a 2 year Rental and Management Agreement - CPI increase applies after 12 months

Note: all apartments have been measured by a Licensed Surveyor