Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	801/33 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$485,000	&	\$525,000
Range between	\$485,000	&	\$525,000

Median sale price

Median price	\$550,000	Pro	perty Type Ur	nit		Suburb	South Yarra
Period - From	09/10/2023	to	08/10/2024	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	101/33 Claremont St SOUTH YARRA 3141	\$465,000	10/07/2024
2	1202/10 Claremont St SOUTH YARRA 3141	\$530,000	04/07/2024
3	701/47 Claremont St SOUTH YARRA 3141	\$470,000	24/04/2024

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:	09/10/2024 14:16



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$485,000 - \$525,000 **Median Unit Price** 09/10/2023 - 08/10/2024: \$550,000

Comparable Properties



101/33 Claremont St SOUTH YARRA 3141 (REI/VG)

___ 2

Price: \$465,000 Method: Private Sale Date: 10/07/2024

Property Type: Apartment

Agent Comments

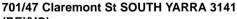
1202/10 Claremont St SOUTH YARRA 3141

(VG)

Price: \$530,000 Method: Sale Date: 04/07/2024

Property Type: Strata Unit/Flat

Agent Comments



(REI/VG)

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Price: \$470.000 Method: Private Sale Date: 24/04/2024

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



