

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

801/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141

Indicative selling price

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

Single Price

or range
between

\$260,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

802/47 CLAREMONT STREET SOUTH YARRA VIC 3141	\$280,000	24-Feb-24
803/47 CLAREMONT STREET SOUTH YARRA VIC 3141	\$285,000	02-May-24
2017/3 YARRA STREET SOUTH YARRA VIC 3141	\$269,500	12-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 13 August 2024



**802/47 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  -

Sold Price **\$280,000** Sold Date **24-Feb-24**

Distance **0.05km**



**803/47 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  -

Sold Price **\$285,000** Sold Date **02-May-24**

Distance **0.05km**



**2017/3 YARRA STREET SOUTH
YARRA VIC 3141**

 1  1  -

Sold Price **\$269,500** Sold Date **12-Mar-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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