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	303/33 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	$280,000	&	$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$607,750	Property type	Unit	Suburb	South Yarra
Period-from	01 Jun 2021	to	31 May 2022	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
303/29 CLAREMONT STREET SOUTH YARRA VIC 3141	$351,000	14-Sep-21
202/45 CLAREMONT STREET SOUTH YARRA VIC 3141	$320,000	15-Mar-21
903/45 CLAREMONT STREET SOUTH YARRA VIC 3141	$320,000	19-Apr-21

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: 23 June 2022

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303/29 CLAREMONT STREET SOUTH YARRA VIC 3141

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Sold Price **$351,000** Sold Date **14-Sep-21**

Distance **0.03km**

202/45 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **$320,000** Sold Date **15-Mar-21**

Distance **0.05km**

903/45 CLAREMONT STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price Sold Date **19-Apr-21**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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