

## 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

701/2 CLAREMONT STREET SOUTH YARRA VIC 3141

### 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 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

1508/8 DALY STREET SOUTH YARRA VIC 3141	\$537,000	08-Nov-23
1206/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$555,000	12-Sep-23
211/2 HOBSON STREET SOUTH YARRA VIC 3141	\$542,000	17-Jan-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.

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**1508/8 DALY STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **\$537,000** Sold Date **08-Nov-23**

Distance **0.12km**



**1206/14 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$555,000** Sold Date **12-Sep-23**

Distance **0.08km**



**211/2 HOBSON STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **\$542,000** Sold Date **17-Jan-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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