

## 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

815/7 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 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

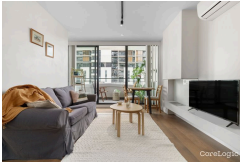
808/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$585,000	23-Jan-24
1217/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$600,000	12-Apr-24
1816/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	15-May-24

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: 03 July 2024

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**808/2 CLAREMONT STREET  
 SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$585,000** Sold Date **23-Jan-24**

Distance **0.03km**



**1217/7 CLAREMONT STREET  
 SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$600,000** Sold Date **12-Apr-24**

Distance **0.03km**



**1816/7 CLAREMONT STREET  
 SOUTH YARRA VIC 3141**

 2  2  1

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **15-May-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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