



STATEMENT OF INFORMATION

1110/14 CLAREMONT STREET, SOUTH YARRA, VIC 3141

PREPARED BY PETER CHENG, FIRST NATIONAL BURWOOD, PHONE: 0414379686

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1110/14 CLAREMONT STREET, SOUTH

 1  1  1

Indicative Selling Price

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

Price Range: **\$375,000 to \$390,000**

Provided by: Peter Cheng, First National Burwood

MEDIAN SALE PRICE



SOUTH YARRA, VIC, 3141

Suburb Median Sale Price (Unit)

\$557,000

01 January 2024 to 31 December 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2110/3 YARRA ST, SOUTH YARRA, VIC 3141

 1  1  1

Sale Price

***\$385,000**

Sale Date: 06/02/2025

Distance from Property: 100m



314/38 CUNNINGHAM ST, SOUTH YARRA, VIC

 1  1  1

Sale Price

\$404,000

Sale Date: 08/10/2024

Distance from Property: 348m



1516/14 CLAREMONT ST, SOUTH YARRA, VIC

 1  1  1

Sale Price

\$416,000

Sale Date: 07/10/2024

Distance from Property: 12m



This report has been compiled on 17/03/2025 by First National Burwood. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: 1110/14 CLAREMONT STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Price Range: \$375,000 to \$390,000

Median sale price

Median price: \$557,000 Property type: Unit Suburb: SOUTH YARRA
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2110/3 YARRA ST, SOUTH YARRA, VIC 3141	*\$385,000	06/02/2025
314/38 CUNNINGHAM ST, SOUTH YARRA, VIC 3141	\$404,000	08/10/2024
1516/14 CLAREMONT ST, SOUTH YARRA, VIC 3141	\$416,000	07/10/2024

This Statement of Information was prepared on: 17/03/2025