

# 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

804/48 Claremont Street, South Yarra Vic 3141
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$695,000
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### Median sale price

Median price

\$591,000
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Property Type

Unit
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Suburb

South Yarra
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Period - From

01/04/2023
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to

30/06/2023
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Source

REIV
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### 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 six 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
1	1913N/229 Toorak Rd SOUTH YARRA 3141	\$700,000	18/06/2023
2	405/6 Murphy St SOUTH YARRA 3141	\$701,008	16/03/2023
3	205/16 Porter St PRAHRAN 3181	\$715,000	24/02/2023

**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 six months.~~

This Statement of Information was prepared on:

21/08/2023 17:16
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**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1913N/229 Toorak Rd SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 18/06/2023

**Property Type:** Apartment



**405/6 Murphy St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$701,008

**Method:** Private Sale

**Date:** 16/03/2023

**Property Type:** Apartment



**205/16 Porter St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 24/02/2023

**Property Type:** Apartment