

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

904/2 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2022

to

30/09/2022

Source

REIV

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	1815/7 Claremont St SOUTH YARRA 3141	\$578,800	07/09/2022
2	1715/7 Claremont St SOUTH YARRA 3141	\$515,000	17/10/2022
3	1809/8 Daly St SOUTH YARRA 3141	\$505,000	12/10/2022

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:

22/11/2022 13:10



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Property Type: Apartment

Agent Comments

Comparable Properties



1815/7 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$578,800

Method: Private Sale

Date: 07/09/2022

Property Type: Apartment



1715/7 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 17/10/2022

Property Type: Apartment



1809/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$505,000

Method: Private Sale

Date: 12/10/2022

Property Type: Apartment