

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 405/10 CLAREMONT STREET, SOUTH YARRA, VIC 3141

Indicative selling price

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

Single Price of \$315,000

Median sale price

Median price \$570,000

Property type unit

Suburb South Yarra

Period - From 04 April 2023

to

31 March 2024

Source Price Finder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2211/3 YARRA ST, SOUTH YARRA, VIC 3141	\$345,000	20/02/2024
106/36 WILSON ST, SOUTH YARRA, VIC 3141	\$352,500	19/02/2024
406/10 CLAREMONT ST, SOUTH YARRA, VIC 3141	\$325,000	13/02/2024

This Statement of Information was prepared on: 17/06/2024