

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

1607/2 CLAREMONT STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 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

1006/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$327,500	13-Jun-24
501/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	22-May-24
707/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$312,000	10-Sep-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: 08 November 2024

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**1006/2 CLAREMONT STREET
 SOUTH YARRA VIC 3141**

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Sold Price **\$327,500** Sold Date **13-Jun-24**

Distance **0km**

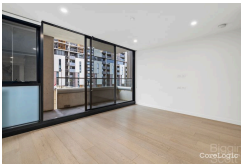


**501/10 CLAREMONT STREET
 SOUTH YARRA VIC 3141**

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Sold Price **\$310,000** Sold Date **22-May-24**

Distance **0.05km**



**707/10 CLAREMONT STREET
 SOUTH YARRA VIC 3141**

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Sold Price **\$312,000** Sold Date **10-Sep-24**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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