

## 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

1902/2 CLAREMONT STREET SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

or range  
between

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 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

302/9 DARLING STREET SOUTH YARRA VIC 3141	715000	28-Nov-23
1709/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	680000	29-Mar-24
906/12 YARRA STREET SOUTH YARRA VIC 3141	653000	02-Mar-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: 24 April 2024



**302/9 DARLING STREET SOUTH  
 YARRA VIC 3141**

2 2 1

Sold Price **715000** Sold Date **28-Nov-23**

Distance **0.25km**



**1709/50-54 CLAREMONT STREET  
 SOUTH YARRA VIC 3141**

2 2 1

Sold Price **680000** Sold Date **29-Mar-24**

Distance **0.25km**

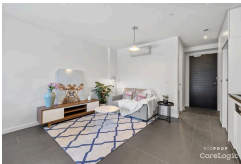


**906/12 YARRA STREET SOUTH  
 YARRA VIC 3141**

2 2 1

Sold Price **RS 653000<sup>UN</sup>** Sold Date **02-Mar-24**

Distance **0.21km**



**208/227 TOORAK ROAD SOUTH  
 YARRA VIC 3141**

2 2 1

Sold Price **625000** Sold Date **22-Feb-24**

Distance **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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