

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

1003/50 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$285,000

&

\$310,000

Median sale price

Median price

\$600,850

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2022

to

30/06/2022

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	903/7 River St SOUTH YARRA 3141	\$695,000	22/07/2022
2	902/14 Claremont St SOUTH YARRA 3141	\$310,600	20/07/2022
3	1103/10 Claremont St SOUTH YARRA 3141	\$270,000	29/07/2022

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:

30/07/2022 08:59



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$285,000 - \$310,000

Median Unit Price

June quarter 2022: \$600,850

Comparable Properties



903/7 River St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$695,000

Method: Private Sale

Date: 22/07/2022

Property Type: Apartment



902/14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
 1

Price: \$310,600

Method: Private Sale

Date: 20/07/2022

Property Type: Apartment



1103/10 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1
 1
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Price: \$270,000

Method: Private Sale

Date: 29/07/2022

Property Type: Apartment