

## 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

701/47 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

1204/47 CLAREMONT STREET SOUTH YARRA VIC 3141	\$500,000	07-May-23
604/18 YARRA STREET SOUTH YARRA VIC 3141	\$545,000	16-Feb-24
2204/18 YARRA STREET SOUTH YARRA VIC 3141	\$575,000	25-Nov-22

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: 03 March 2024



**1204/47 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 1 1

Sold Price **\$500,000** Sold Date **07-May-23**

Distance **0km**



**604/18 YARRA STREET SOUTH  
YARRA VIC 3141**

2 1 -

Sold Price <sup>RS</sup> **\$545,000** Sold Date **16-Feb-24**

Distance **0.04km**



**2204/18 YARRA STREET SOUTH  
YARRA VIC 3141**

2 1 1

Sold Price **\$575,000** Sold Date **25-Nov-22**

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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