

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

1501/50-54 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2020

to

30 Sep 2021

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

1210/50-54 Claremont Street South Yarra VIC 3141	\$368,000	09-Jul-21
1901/50-54 Claremont Street South Yarra VIC 3141	\$339,000	03-Sep-21
805A/33 Claremont Street South Yarra VIC 3141	\$340,000	08-Dec-20

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: 21 October 2021



1210/50-54 Claremont Street South Sold Price **\$368,000** Sold Date **09-Jul-21**
Yarra VIC 3141

1 1 1

Distance -



1901/50-54 Claremont Street South Sold Price ^{RS} **\$339,000** Sold Date **03-Sep-21**
Yarra VIC 3141

1 1 1

Distance -



805A/33 Claremont Street South Sold Price **\$340,000** Sold Date **08-Dec-20**
Yarra VIC 3141

1 1 1

Distance **0.08km**



202/29 Claremont Street South Sold Price **\$350,000** Sold Date **30-Jul-21**
Yarra VIC 3141

1 1 1

Distance **0.1km**



1214/14 Claremont Street South Sold Price **\$356,500** Sold Date **15-Jun-20**
Yarra VIC 3141

1 1 1

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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