

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

225/8 Daly 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

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

1402/10 Claremont Street South Yarra VIC 3141	\$510,000	25-Jun-21
620/14 Claremont Street South Yarra VIC 3141	\$565,000	22-Mar-21
901/33 Claremont Street South Yarra VIC 3141	\$520,000	20-Sep-21

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 October 2021

Cici Yang
 P 03 7036 6886
 M 0452631220
 E cici@cedarelm.com.au



**1402/10 Claremont Street South
Yarra VIC 3141**

2 1 1

Sold Price **\$510,000** Sold Date **25-Jun-21**

Distance **0.09km**



**620/14 Claremont Street South
Yarra VIC 3141**

2 1 1

Sold Price **\$565,000** Sold Date **22-Mar-21**

Distance **0.07km**



**901/33 Claremont Street South
Yarra VIC 3141**

2 1 1

Sold Price ^{RS} **\$520,000** Sold Date **20-Sep-21**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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