

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

1010/2 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2023

to

31 Jan 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

1404/7 YARRA STREET SOUTH YARRA VIC 3141	\$347,500	17-Jan-24
1408/7 YARRA STREET SOUTH YARRA VIC 3141	\$342,000	07-Sep-23
1817/8 DALY STREET SOUTH YARRA VIC 3141	\$345,000	02-Oct-23

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 February 2024


**1404/7 YARRA STREET SOUTH
 YARRA VIC 3141**
 1  1  1

 Sold Price ^{RS} **\$347,500** Sold Date **17-Jan-24**

 Distance **0.13km**

**1408/7 YARRA STREET SOUTH
 YARRA VIC 3141**
 1  1  1

 Sold Price ^{RS} **\$342,000** Sold Date **07-Sep-23**

 Distance **0.13km**

**1817/8 DALY STREET SOUTH
 YARRA VIC 3141**
 1  1  1

 Sold Price **\$345,000** Sold Date **02-Oct-23**

 Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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