

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

704/10 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2024

to

28 Feb 2025

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

1605/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$300,000	27-Nov-24
604/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$272,000	05-Mar-25
1104/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$275,000	12-Nov-24

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: 18 March 2025

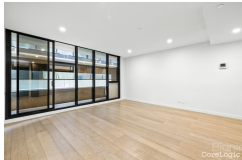


**1605/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price **\$300,000** Sold Date **27-Nov-24**

Distance **0km**



**604/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  -

Sold Price ^{RS} **\$272,000** ^{UN} Sold Date **05-Mar-25**

Distance **0km**



**1104/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

 1  1  -

Sold Price **\$275,000** Sold Date **12-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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