

## 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

405/33 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 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

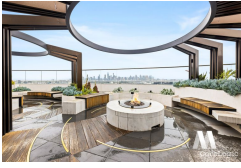
1007/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$370,000	21-May-24
219/8 DALY STREET SOUTH YARRA VIC 3141	\$330,000	17-Apr-24
418/8 DALY STREET SOUTH YARRA VIC 3141	\$350,000	04-Jun-24

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: 03 July 2024

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**1007/18 CLAREMONT STREET  
 SOUTH YARRA VIC 3141**

 1  1  -

Sold Price **\$370,000** Sold Date **21-May-24**

Distance **0.09km**



**219/8 DALY STREET SOUTH  
 YARRA VIC 3141**

 1  1  -

Sold Price **\$330,000** Sold Date **17-Apr-24**

Distance **0.11km**



**418/8 DALY STREET SOUTH  
 YARRA VIC 3141**

 1  1  -

Sold Price **\$350,000** Sold Date **04-Jun-24**

Distance **0.11km**

RS = Recent sale      UN = Undisclosed Sale

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