



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 1408/14 Claremont Street, South Yarra, 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$309,000.00 & \$339,000.00

Median sale price

Median price \$615,000.00 Property type Unit/Apartment Suburb SOUTH YARRA
Period - From Jun 2021 to May 2022 Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
910/7 YARRA STREET SOUTH YARRA VIC 3141	\$330,000.00	1/04/2022
204/3 CLARA STREET SOUTH YARRA VIC 3141	\$320,000.00	20/03/2022
205/3 CLARA STREET SOUTH YARRA VIC 3141	\$330,000.00	9/04/2022

This Statement of Information was prepared on: Wednesday 01st June 2022