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	1304/50 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$525,000 &	. \$	\$550,000
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Median sale price

Median price	\$592,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	414/31 Grattan St PRAHRAN 3181	\$547,500	27/06/2024
2	322/32 Bray St SOUTH YARRA 3141	\$530,000	11/04/2024
3	1006/7 Yarra St SOUTH YARRA 3141	\$515,000	19/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/07/2024 12:18













Property Type: House (Res)

Agent Comments

Indicative Selling Price \$525,000 - \$550,000 **Median Unit Price** Year ending March 2024: \$592,000

Comparable Properties



414/31 Grattan St PRAHRAN 3181 (REI)





Agent Comments

Price: \$547,500 Method: Private Sale Date: 27/06/2024

Property Type: Apartment



322/32 Bray St SOUTH YARRA 3141 (REI/VG)

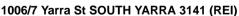
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Price: \$530,000 Method: Private Sale Date: 11/04/2024 Property Type: Unit

Agent Comments





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Price: \$515.000 Method: Private Sale Date: 19/06/2024 Property Type: Unit

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



