

# 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

1304/50 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)

Range between \$525,000 & \$550,000

### Median sale price

Median price \$592,000 Property 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	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 comparable properties 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)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Unit



**1006/7 Yarra St SOUTH YARRA 3141 (REI)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 19/06/2024

**Property Type:** Unit

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