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

601/33 Claremont Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$465,000

Median sale price

Median price	\$600,000	Pro	perty Type Unit	t		Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	801/33 Claremont St SOUTH YARRA 3141	\$485,000	30/10/2024
2	328/35 Malcolm St SOUTH YARRA 3141	\$475,000	29/09/2024
3	101/33 Claremont St SOUTH YARRA 3141	\$465,000	10/07/2024

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:

11/11/2024 16:20









Property Type: House (Res) Agent Comments Indicative Selling Price \$465,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties

801/33 Claremont St SOUTH YARRA 3141 (REI) 2 1 2 2 2 2 Price: \$485,000 Method: Private Sale Date: 30/10/2024 Property Type: Apartment	Agent Comments
328/35 Malcolm St SOUTH YARRA 3141 (REI) 2 1 2 1 1 1 Price: \$475,000 Method: Private Sale Date: 29/09/2024 Property Type: Apartment	Agent Comments
101/33 Claremont St SOUTH YARRA 3141 (REI/VG) 2 1 2 1 1 Price: \$465,000 Method: Private Sale Date: 10/07/2024 Property Type: Apartment	Agent Comments

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



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