

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

307/38 CUNNINGHAM STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 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

609/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$570,000	12-Jul-24
504/8 DALY STREET SOUTH YARRA VIC 3141	\$590,000	22-Aug-24
1606/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$595,000	05-Sep-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: 11 November 2024



**609/2 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$570,000** Sold Date **12-Jul-24**

Distance **0.32km**



**504/8 DALY STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$590,000** Sold Date **22-Aug-24**

Distance **0.34km**



**1606/14 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$595,000** Sold Date **05-Sep-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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