

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

815/7 CLAREMONT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

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

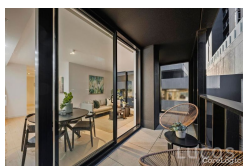
Date of sale

514/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$520,000	06-Feb-25
620/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$577,500	18-Nov-24
1407/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$570,000	14-Nov-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: 28 February 2025



**514/7 CLAREMONT STREET SOUTH
YARRA VIC 3141**

Sold Price

RS

\$520,000

Sold Date

06-Feb-25

2

1

1

Distance

0km



**620/7 CLAREMONT STREET
SOUTH YARRA VIC 3141**

Sold Price

\$577,500

Sold Date

18-Nov-24

2

2

-

Distance

0km



**1407/7 CLAREMONT STREET
SOUTH YARRA VIC 3141**

Sold Price

\$570,000

Sold Date

14-Nov-24

2

2

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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