

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

101/33 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 06/06/2023 to 05/06/2024 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	701/47 Claremont St SOUTH YARRA 3141	\$470,000	24/04/2024
2	1002/15 Clifton St PRAHRAN 3181	\$465,000	14/03/2024
3	301/201 High St PRAHRAN 3181	\$460,000	28/03/2024

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:

06/06/2024 14:53

Claudio Perruzza
9536 9230
0412 304 152

cperruzza@bigginScott.com.au

Indicative Selling Price

\$460,000 - \$490,000

Median Unit Price

06/06/2023 - 05/06/2024: \$550,000



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



701/47 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 24/04/2024

Property Type: Apartment



1002/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment



301/201 High St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 28/03/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336