

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

1217/7 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

801/3 YARRA STREET SOUTH YARRA VIC 3141	\$705,000	18-Sep-23
401/12 YARRA STREET SOUTH YARRA VIC 3141	\$725,000	03-Nov-23
302/9 DARLING STREET SOUTH YARRA VIC 3141	\$715,000	28-Nov-23

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: 05 March 2024


**801/3 YARRA STREET SOUTH
YARRA VIC 3141**
 2  2  1

Sold Price \$705,000 Sold Date 18-Sep-23
Distance 0.05km

**401/12 YARRA STREET SOUTH
YARRA VIC 3141**
 2  2  1

Sold Price ^{RS} \$725,000 Sold Date 03-Nov-23
Distance 0.14km

**302/9 DARLING STREET SOUTH
YARRA VIC 3141**
 2  2  1

Sold Price \$715,000 Sold Date 28-Nov-23
Distance 0.18km
RS = Recent sale
UN = Undisclosed Sale

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