

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

1304/50 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$603,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2023

to

31/12/2023

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	1302/7 Yarra St SOUTH YARRA 3141	\$590,000	29/11/2023
2	808/2 Claremont St SOUTH YARRA 3141	\$585,000	29/01/2024
3	1404/50 Claremont St SOUTH YARRA 3141	\$580,000	29/01/2024

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:

18/03/2024 11:12



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

December quarter 2023: \$603,750

Comparable Properties



1302/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$590,000

Method: Private Sale

Date: 29/11/2023

Property Type: Apartment



808/2 Claremont St SOUTH YARRA 3141 (REI) Agent Comments

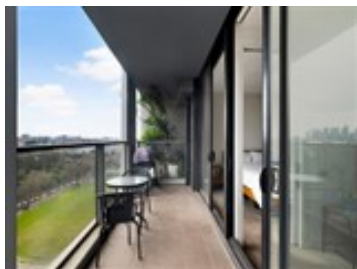


Price: \$585,000

Method: Private Sale

Date: 29/01/2024

Property Type: Apartment



1404/50 Claremont St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$580,000

Method: Private Sale

Date: 29/01/2024

Property Type: Apartment

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