

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

1408/2 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2022

to

31 Aug 2023

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

601/3 YARRA STREET SOUTH YARRA VIC 3141	\$645,000	28-Jun-23
823/8 DALY STREET SOUTH YARRA VIC 3141	\$620,000	30-Apr-23
1702/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141	\$650,000	27-Jun-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: 12 September 2023



**601/3 YARRA STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$645,000** Sold Date **28-Jun-23**

Distance **0.11km**



**823/8 DALY STREET SOUTH
YARRA VIC 3141**

2 2 1

Sold Price **\$620,000** Sold Date **30-Apr-23**

Distance **0.13km**



**1702/50-54 CLAREMONT STREET
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$650,000** Sold Date **27-Jun-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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