

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 1904/50 Claremont Street, South Yarra, VIC 3141

Indicative selling price

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

Price Range

\$550,000

&

\$590,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

South Yarra (3141)

Period - From

17/07/2022

to

17/07/2023

Source

www.propertydata.com.au

Comparable property sales

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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
1608/50 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$596,000	14/03/2023
1811/50 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$688,800	04/01/2022
1509/50 CLAREMONT STREET, SOUTH YARRA VIC 3141	\$650,800	07/07/2021

This Statement of Information was prepared on: 17/07/2023