

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

403/2 Claremont Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$560,000 Property Type Unit Suburb South Yarra

Period - From 16/05/2023 to 15/05/2024 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	18/213 Williams Rd SOUTH YARRA 3141	\$395,000	09/05/2024
2	804/74 Queens Rd MELBOURNE 3004	\$383,000	01/05/2024
3	509/77 River St SOUTH YARRA 3141	\$380,000	07/05/2024

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: 16/05/2024 17:45



Property Type: Misc Improvements Residential (no dwelling)
Land Size: 914 sqm approx
 Agent Comments

Indicative Selling Price
 \$365,000 - \$400,000
Median Unit Price
 16/05/2023 - 15/05/2024: \$560,000

Comparable Properties



18/213 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$395,000
Method: Private Sale
Date: 09/05/2024
Property Type: Apartment



804/74 Queens Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$383,000
Method: Private Sale
Date: 01/05/2024
Property Type: Apartment



509/77 River St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment

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