

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

407/10 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

\$299,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,499

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2022

to

31 Oct 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

1004/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	18-Aug-23
1203/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$310,000	20-Jul-23
1604/10 CLAREMONT STREET SOUTH YARRA VIC 3141	\$325,000	20-Mar-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: 14 November 2023

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**1004/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$310,000** Sold Date **18-Aug-23**

Distance **0km**



**1203/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 -

Sold Price Sold Date **20-Jul-23**

Distance **0km**



**1604/10 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 -

Sold Price **\$325,000** Sold Date **20-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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