Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	501/10 Claremont Street, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$596,000	Property Type U	nit	Suburb	South Yarra
Period - From 01/01/2023	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

Address of comparable property		Price	Date of sale
1	112/22 Chatham St PRAHRAN 3181	\$325,000	12/02/2024
2	406/10 Claremont St SOUTH YARRA 3141	\$325,000	13/02/2024
3	107/201 High St PRAHRAN 3181	\$320,000	02/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/03/2024 14:02









Indicative Selling Price \$330,000 **Median Unit Price** Year ending December 2023: \$596,000

Comparable Properties



112/22 Chatham St PRAHRAN 3181 (REI/VG)

Price: \$325,000 Method: Private Sale Date: 12/02/2024

Property Type: Apartment

Agent Comments



406/10 Claremont St SOUTH YARRA 3141

(REI/VG)





Price: \$325,000 Method: Private Sale Date: 13/02/2024

Property Type: Apartment

Agent Comments

107/201 High St PRAHRAN 3181 (VG)





Price: \$320,000 Method: Sale Date: 02/02/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.