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	506/2 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

Range between \$470,000	&	\$510,000
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Median sale price

Median price	\$580,000	Pro	perty Type Un	it		Suburb	South Yarra
Period - From	11/04/2023	to	10/04/2024	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/4 Lambert Rd TOORAK 3142	\$500,000	02/04/2024
2	11/80 Cromwell Rd SOUTH YARRA 3141	\$480,000	26/02/2024
3	2/16 Gertrude St WINDSOR 3181	\$470,000	20/11/2023

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:	11/04/2024 10:34





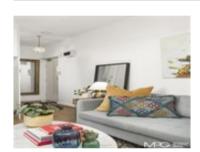




Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$470,000 - \$510,000 **Median Unit Price** 11/04/2023 - 10/04/2024: \$580,000

Comparable Properties



2/4 Lambert Rd TOORAK 3142 (REI)



Price: \$500,000 Method: Private Sale Date: 02/04/2024

Property Type: Apartment

Agent Comments



11/80 Cromwell Rd SOUTH YARRA 3141





Price: \$480,000 Method: Private Sale Date: 26/02/2024 Property Type: Unit

Agent Comments



2/16 Gertrude St WINDSOR 3181 (REI/VG)

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Price: \$470.000 Method: Private Sale Date: 20/11/2023 Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



