

# 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 506/2 Claremont Street, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 11/04/2023 to 10/04/2024 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	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 comparable properties 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



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**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)**

Agent Comments

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**Price:** \$500,000

**Method:** Private Sale

**Date:** 02/04/2024

**Property Type:** Apartment



**11/80 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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**Price:** \$480,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** Unit



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

Agent Comments

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**Price:** \$470,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Unit

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