

## 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

507/48 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 2024

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

1506/48 CLAREMONT STREET SOUTH YARRA VIC 3141	\$770,000	03-Oct-23
1010/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$725,000	15-Sep-23
1510/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$735,000	05-Oct-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: 31 May 2024



**1506/48 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 1

Sold Price **\$770,000** Sold Date **03-Oct-23**

Distance **0.01km**



**1010/18 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 -

Sold Price **\$725,000** Sold Date **15-Sep-23**

Distance **0.1km**

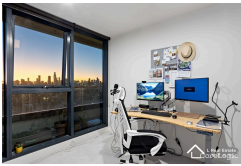


**1510/18 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

2 2 -

Sold Price **\$735,000** Sold Date **05-Oct-23**

Distance **0.1km**



**2302/3 YARRA STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **\$750,000** Sold Date **14-Sep-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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