

## 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

604/18 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

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 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

LOT 10S1/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$638,000	19-May-23
LOT 13S1/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$675,000	28-Mar-23
LOT 2WS31/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$675,000	28-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: 17 June 2024



**LOT 10S1/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141**

 2  -  -

Sold Price **\$638,000** Sold Date **19-May-23**

Distance **0km**



**LOT 13S1/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141**

 2  -  -

Sold Price **\$675,000** Sold Date **28-Mar-23**

Distance **0km**



**LOT 2WS31/16-18 CLAREMONT STREET SOUTH YARRA VIC 3141**

 2  -  -

Sold Price Sold Date **28-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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