

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

801/50-54 CLAREMONT STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$270,000

&

\$297,000

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

813/32 BRAY STREET SOUTH YARRA VIC 3141	\$280,000	20-Mar-24
12/5 MCGRATH COURT RICHMOND VIC 3121	\$290,000	23-Mar-24
211/153B HIGH STREET PRAHRAN VIC 3181	\$285,000	08-May-24

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: 14 June 2024

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**813/32 BRAY STREET SOUTH
 YARRA VIC 3141**

 1  1  1

Sold Price **\$280,000** Sold Date **20-Mar-24**

Distance **0.9km**



**12/5 MCGRATH COURT RICHMOND
 VIC 3121**

 1  1  1

Sold Price **\$290,000** Sold Date **23-Mar-24**

Distance **1.51km**



**211/153B HIGH STREET PRAHRAN
 VIC 3181**

 1  1  1

Sold Price **\$285,000** Sold Date **08-May-24**

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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