

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 809/2 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) (\*Delete single price or range as applicable)

Range between \$510,000 & \$560,000

## Median sale price

Median price \$580,000 Property type Unit Suburb South Yarra  
Period - From 20/03/2023 to 10/03/2024 Source REIV

## Comparable property sales

**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. 407/77 Queens Rd MELBOURNE 3004	\$550,000	24/01/2024
2. 311/71 Canterbury St RICHMOND 3121	\$546,000	23/02/2024
3. 211/2 Hobson St SOUTH YARRA 3141	\$542,000	17/01/2024

This Statement of Information was prepared on: 20/03/2024