

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

911/50-54 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

907/12 YARRA STREET SOUTH YARRA VIC 3141	\$410,000	19-Jan-24
1005/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$400,000	06-Feb-24
12/382 TOORAK ROAD SOUTH YARRA VIC 3141	\$395,000	14-Nov-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: 06 March 2024



**907/12 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$410,000** Sold Date **19-Jan-24**

Distance **0.1km**

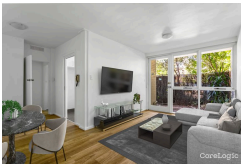


**1005/665 CHAPEL STREET SOUTH
YARRA VIC 3141**

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Sold Price ^{RS} **\$400,000** Sold Date **06-Feb-24**

Distance **0.14km**



**12/382 TOORAK ROAD SOUTH
YARRA VIC 3141**

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Sold Price **\$395,000** Sold Date **14-Nov-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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