#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

1302/2 Claremont Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$600,000

#### Median sale price

Median price \$572,500	Pro	operty Type Unit	t		Suburb	South Yarra
Period - From 23/05/2024	to	22/05/2025	Sou	urce	Property	/ Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	1001/48 Claremont St SOUTH YARRA 3141	\$580,000	17/03/2025
2	2508/3 Yarra St SOUTH YARRA 3141	\$585,000	06/02/2025
3	1905/229 Toorak Rd SOUTH YARRA 3141	\$595,000	25/01/2025

#### 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 six months.

This Statement of Information was prepared on:	23/05/2025 11:34



Date of sale











Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$600,000 **Median Unit Price** 23/05/2024 - 22/05/2025: \$572,500

## Comparable Properties



1001/48 Claremont St SOUTH YARRA 3141 (REI/VG)

Price: \$580,000 Method: Private Sale Date: 17/03/2025

Property Type: Apartment

**Agent Comments** 



2508/3 Yarra St SOUTH YARRA 3141 (REI/VG)

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**Agent Comments** 

Price: \$585,000 Method: Private Sale Date: 06/02/2025

Property Type: Apartment



1905/229 Toorak Rd SOUTH YARRA 3141 (REI/VG)





Price: \$595,000

Date: 25/01/2025 Property Type: Apartment

Method: Private Sale

**Agent Comments** 

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455





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