

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

401/33 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2020

to

28 Feb 2021

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

901/33 Claremont Street South Yarra VIC 3141	\$475,500	02-Jun-18
1104/45 Claremont Street South Yarra VIC 3141	\$450,000	01-Apr-20

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.

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901/33 Claremont Street South
Yarra VIC 3141

2 1 1

Sold Price

\$475,500

Sold Date

02-Jun-18

Distance

-



1104/45 Claremont Street South
Yarra VIC 3141

2 1 1

Sold Price

\$450,000

Sold Date

01-Apr-20

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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