

## 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

607/2 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)

Single Price

or range  
between

\$590,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2021

to

31 Aug 2022

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

1103/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$600,000	29-Apr-22
1707/7 CLAREMONT STREET SOUTH YARRA VIC 3141	\$595,000	13-May-22
108/227 TOORAK ROAD SOUTH YARRA VIC 3141	\$609,000	02-Apr-22

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: 07 September 2022



**1103/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$600,000** Sold Date **29-Apr-22**

Distance **0.07km**



**1707/7 CLAREMONT STREET  
SOUTH YARRA VIC 3141**

 2  2  1

Sold Price **\$595,000** Sold Date **13-May-22**

Distance **0.07km**



**108/227 TOORAK ROAD SOUTH  
YARRA VIC 3141**

 2  2  1

Sold Price **\$609,000** Sold Date **02-Apr-22**

Distance **0.07km**

RS = Recent sale      UN = Undisclosed Sale

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