

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

405/2 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Aug 2023

to

31 Jul 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

1020/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$485,000	17-Apr-24
11/80 CROMWELL ROAD SOUTH YARRA VIC 3141	\$480,000	27-Feb-24
204/59 PORTER STREET PRAHRAN VIC 3181	\$480,000	27-Mar-24

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: 20 August 2024



1020/35 MALCOLM STREET SOUTH Sold Price
YARRA VIC 3141

 2  1  -

\$485,000 Sold Date **17-Apr-24**

Distance **0.32km**



11/80 CROMWELL ROAD SOUTH Sold Price
YARRA VIC 3141

 2  1  -

Sold Price

\$480,000 Sold Date **27-Feb-24**

Distance **0.61km**



204/59 PORTER STREET Sold Price
PRAHRAN VIC 3181

 2  1  -

Sold Price

Sold Date **27-Mar-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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