

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

304/18 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

\$725,000

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 Oct 2023

to

30 Sep 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

1503/681 CHAPEL STREET SOUTH YARRA VIC 3141	\$735,000	01-May-24
1203/1 ALMEIDA CRESCENT SOUTH YARRA VIC 3141	\$875,000	08-Jul-24
404/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$700,000	03-May-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: 01 October 2024



**1503/681 CHAPEL STREET SOUTH
YARRA VIC 3141**

2 2 -

Sold Price

\$735,000

Sold Date **01-May-24**

Distance **0.34km**



**1203/1 ALMEIDA CRESCENT
SOUTH YARRA VIC 3141**

2 2 1

Sold Price

\$875,000

Sold Date **08-Jul-24**

Distance **0.19km**



**404/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

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Sold Price

\$700,000

Sold Date **03-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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