

## 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

5/18 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

\$1,000,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2019

to

30 Jun 2020

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

516/7 Claremont Street South Yarra VIC 3141	\$620,000	15-Mar-19
1405/50-54 Claremont Street South Yarra VIC 3141	\$700,000	17-Oct-19
6/8 Murphy Street South Yarra VIC 3141	\$1,365,000	02-May-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.~~

This Statement of Information was prepared on: 28 July 2020



**516/7 Claremont Street South Yarra VIC 3141** Sold Price **\$620,000** Sold Date **15-Mar-19**

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Distance **0.1km**



**1405/50-54 Claremont Street South Yarra VIC 3141** Sold Price **\$700,000** Sold Date **17-Oct-19**

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Distance **0.13km**



**6/8 Murphy Street South Yarra VIC 3141** Sold Price **\$1,365,000** Sold Date **02-May-20**

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Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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