# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 801/47 Claremont Street, South Yarra Vic 3141

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$445,000		&		\$475,000			
Median sale p	rice							
Median price	\$611,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2024	to	31/12/2024		So	urce	REIV	

# 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	601/33 Claremont St SOUTH YARRA 3141	\$445,000	11/12/2024
2	1907/2 Claremont St SOUTH YARRA 3141	\$440,000	06/12/2024
3	801/33 Claremont St SOUTH YARRA 3141	\$485,000	30/10/2024

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 six months.

This Statement of Information was prepared on:

19/02/2025 09:19





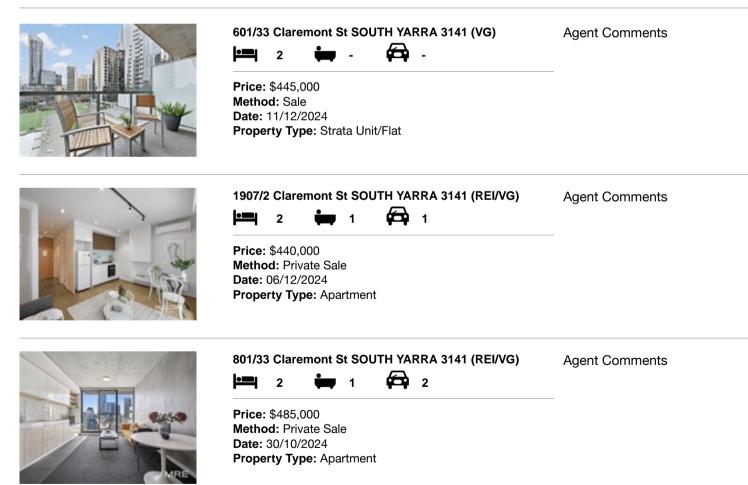




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$445,000 - \$475,000 Median Unit Price December quarter 2024: \$611,000

# **Comparable Properties**



### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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