

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

603/50-54 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

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2020

to

31 Jan 2021

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

608/50-54 Claremont Street South Yarra VIC 3141	\$350,000	09-Nov-20
503/45 Claremont Street South Yarra VIC 3141	\$320,000	21-Nov-20
305/229 Toorak Road South Yarra VIC 3141	\$325,500	08-Oct-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: 15 February 2021



608/50-54 Claremont Street South Yarra VIC 3141 Sold Price **\$350,000** Sold Date **09-Nov-20**

 1  1  -

Distance -



503/45 Claremont Street South Yarra VIC 3141 Sold Price **\$320,000** Sold Date **21-Nov-20**

 1  1  -

Distance **0.05km**



305/229 Toorak Road South Yarra VIC 3141 Sold Price **\$325,500** Sold Date **08-Oct-20**

 1  1  -

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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