

## 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

1007/18 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

or range  
between

\$423,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2021

to

31 Oct 2022

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

705/227 TOORAK ROAD SOUTH YARRA VIC 3141	\$435,000	10-Jun-22
1706/229 TOORAK ROAD SOUTH YARRA VIC 3141	\$415,000	19-Jul-22
203/139 YORK STREET PRAHRAN VIC 3181	\$445,000	08-Aug-22

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: 03 November 2022



**705/227 TOORAK ROAD SOUTH  
 YARRA VIC 3141**

 1  1  1

Sold Price **\$435,000** Sold Date **10-Jun-22**

Distance **0.14km**



**1706/229 TOORAK ROAD SOUTH  
 YARRA VIC 3141**

 1  1  1

Sold Price **\$415,000** Sold Date **19-Jul-22**

Distance **0.14km**



**203/139 YORK STREET PRAHRAN  
 VIC 3181**

 1  1  1

Sold Price <sup>RS</sup> **\$445,000** <sup>UN</sup> Sold Date **08-Aug-22**

Distance **1.18km**

RS = Recent sale      UN = Undisclosed Sale

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