

# 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

1406/45 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)

Range between \$345,000 & \$375,000

### Median sale price

Median price \$591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	1105/7 Claremont St SOUTH YARRA 3141	\$390,000	13/08/2023
2	10/2a Washington St TOORAK 3142	\$385,000	23/08/2023
3	1102/50 Claremont St SOUTH YARRA 3141	\$345,000	31/07/2023

**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:

12/09/2023 08:53



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**Property Type:** Apartment  
**Land Size:** 490 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$345,000 - \$375,000  
**Median Unit Price**  
June quarter 2023: \$591,000

## Comparable Properties



**1105/7 Claremont St SOUTH YARRA 3141 (REI)**

**Agent Comments**

1   1   -

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 13/08/2023  
**Property Type:** Apartment

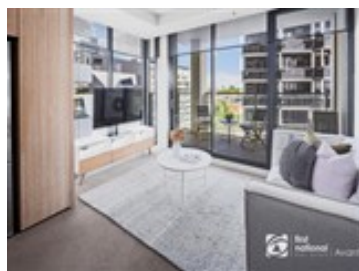


**10/2a Washington St TOORAK 3142 (REI)**

**Agent Comments**

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**Price:** \$385,000  
**Method:** Sold Before Auction  
**Date:** 23/08/2023  
**Property Type:** Apartment



**1102/50 Claremont St SOUTH YARRA 3141 (REI)**

**Agent Comments**

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**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 31/07/2023  
**Property Type:** Apartment

**Account - Little Real Estate | P: 07 3037 0255**