

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

202/36 WILSON 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jun 2023

to

31 May 2024

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

802/35 MALCOLM STREET SOUTH YARRA VIC 3141	\$543,000	16-Dec-23
106/270 HIGH STREET WINDSOR VIC 3181	\$550,000	12-Feb-24
914/15 CLIFTON STREET PRAHRAN VIC 3181	\$530,000	12-Apr-24

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: 12 June 2024



**802/35 MALCOLM STREET SOUTH
YARRA VIC 3141**

 2  1  1

Sold Price

\$543,000

Sold Date

16-Dec-23

Distance

0.77km



**106/270 HIGH STREET WINDSOR
VIC 3181**

 2  1  1

Sold Price

\$550,000

Sold Date

12-Feb-24

Distance

0.97km



**914/15 CLIFTON STREET PRAHRAN
VIC 3181**

 2  1  1

Sold Price

\$530,000

Sold Date

12-Apr-24

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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