

# 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 301/24 Wilson 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 \$890,000 & \$940,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb South Yarra

Period - From 22/04/2023 to 21/04/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

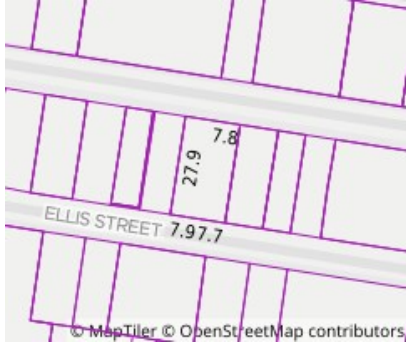
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/21 Kensington Rd SOUTH YARRA 3141	\$920,000	01/02/2024
2	101/15 Queens Rd MELBOURNE 3004	\$920,000	27/12/2023
3	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024

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: 22/04/2024 08:54



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$890,000 - \$940,000

**Median Unit Price**

22/04/2023 - 21/04/2024: \$580,000

## Comparable Properties



**5/21 Kensington Rd SOUTH YARRA 3141 (REI)** Agent Comments

2 1 1

**Price:** \$920,000

**Method:** Sold Before Auction

**Date:** 01/02/2024

**Property Type:** Apartment



**101/15 Queens Rd MELBOURNE 3004 (REI/VG)** Agent Comments

2 2 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 27/12/2023

**Property Type:** Apartment



**202/10 Bond St SOUTH YARRA 3141 (REI/VG)** Agent Comments

2 2 1

**Price:** \$900,000

**Method:** Private Sale

**Date:** 02/01/2024

**Property Type:** Apartment

**Account** - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372