

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 303/35 Wilson Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$420,000

Median sale price

Median price \$596,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2023 to 31/12/2023 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	105/1 Clara St SOUTH YARRA 3141	\$392,000	14/02/2024
2	106/36 Wilson St SOUTH YARRA 3141	\$352,500	19/02/2024
3	921/8 Daly St SOUTH YARRA 3141	\$350,000	27/02/2024

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: 03/04/2024 17:12



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
Year ending December 2023: \$596,000

Comparable Properties



105/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$392,000
Method: Sold Before Auction
Date: 14/02/2024
Property Type: Unit



106/36 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$352,500
Method: Private Sale
Date: 19/02/2024
Property Type: Apartment



921/8 Daly St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 27/02/2024
Property Type: Apartment

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