

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

706/36 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

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,500

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2023

to

30 Jun 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

106/36 WILSON STREET SOUTH YARRA VIC 3141	\$352,500	19-Feb-24
1007/18 CLAREMONT STREET SOUTH YARRA VIC 3141	\$370,000	21-May-24
1005/665 CHAPEL STREET SOUTH YARRA VIC 3141	\$400,000	06-Feb-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: 08 July 2024



**106/36 WILSON STREET SOUTH
YARRA VIC 3141**

Sold Price **\$352,500** Sold Date **19-Feb-24**

1 1 -

Distance **0km**



**1007/18 CLAREMONT STREET
SOUTH YARRA VIC 3141**

Sold Price **\$370,000** Sold Date **21-May-24**

1 1 -

Distance **0.75km**



**1005/665 CHAPEL STREET SOUTH
YARRA VIC 3141**

Sold Price **\$400,000** Sold Date **06-Feb-24**

1 1 -

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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