

# 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 306/36 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 \$335,000 & \$355,000

### Median sale price

Median price \$564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	106/36 Wilson St SOUTH YARRA 3141	\$352,500	19/02/2024
2	2211/3 Yarra St SOUTH YARRA 3141	\$345,000	20/02/2024
3	719/8 Daly St SOUTH YARRA 3141	\$335,000	15/02/2024

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: 16/04/2024 08:48



1 bed 1 bathroom 0 car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$335,000 - \$355,000

Median Unit Price

March quarter 2024: \$564,250

## Comparable Properties



106/36 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bathroom - car

Price: \$352,500

Method: Private Sale

Date: 19/02/2024

Property Type: Apartment



2211/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bathroom - car

Price: \$345,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment



719/8 Daly St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 bed 1 bathroom - car

Price: \$335,000

Method: Private Sale

Date: 15/02/2024

Property Type: Apartment

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