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									
Range betweer	\$335,000		&		\$355,000				
Median sale price									
Median price	\$564,250	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress 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









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



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

Agent Comments

Agent Comments



Price: \$345,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment

1



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

2211/3 Yarra St SOUTH YARRA 3141 (REI)

1

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Price: \$335,000 Method: Private Sale Date: 15/02/2024 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



propertydata

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