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

G01/38 Wilson Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing			
Range betweer	n \$515,000		&		\$540,000				
Median sale price									
Median price	\$603,750	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2023	to	31/12/2023		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	8/2a Lexton Gr PRAHRAN 3181	\$540,000	15/01/2024
2	508/55 Queens Rd MELBOURNE 3004	\$530,000	13/12/2023
3	609/35 Wilson St SOUTH YARRA 3141	\$500,000	25/01/2024

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:

06/03/2024 09:28



G01/38 Wilson Street, South Yarra Vic 3141





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Property Type: Apartment Agent Comments Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$515,000 - \$540,000 Median Unit Price December quarter 2023: \$603,750

Comparable Properties



8/2a Lexton Gr PRAHRAN 3181 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment



508/55 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$530,000 Method: Private Sale Date: 13/12/2023 Property Type: Apartment



609/35 Wilson St SOUTH YARRA 3141 (REI)



Price: \$500,000 Method: Private Sale Date: 25/01/2024 Property Type: Apartment

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



propertydata

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Agent Comments

Agent Comments