## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	308/36 Wilson Street, South Yarra Vic 3141

### Indicative selling price

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

### Median sale price

Median price	\$611,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2024	to	31/12/2024	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	604/35 Simmons St SOUTH YARRA 3141	\$620,000	09/11/2024
2	40 Wilson St SOUTH YARRA 3141	\$610,000	24/10/2024
3	601/25 Wilson St SOUTH YARRA 3141	\$572,000	09/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/01/2025 08:03





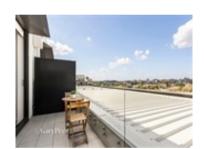




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$565,000 - \$595,000 Median Unit Price December quarter 2024: \$611,000

# Comparable Properties



604/35 Simmons St SOUTH YARRA 3141 (REI)

2

**a** 

Price: \$620,000 Method: Auction Sale Date: 09/11/2024

Property Type: Apartment

Property Type: Apartment

**Agent Comments** 



40 Wilson St SOUTH YARRA 3141 (REI/VG)

2

**Price:** \$610,000 **Method:** Private Sale **Date:** 24/10/2024

2

<del>.</del>

**Agent Comments** 



601/25 Wilson St SOUTH YARRA 3141 (REI/VG)

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2

2

**Price:** \$572,000 **Method:** Private Sale **Date:** 09/10/2024

Property Type: Apartment

**Agent Comments** 

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



