

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 | 201/5-7 Wilson Street, South Yarra Vic 3141 |
|---------------------------------------------|---------------------------------------------|

Indicative selling price

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

Single price \$439,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$560,000 | House | | Unit | X | Suburb | South Yarra |
| Period - From | 01/01/2018 | to | 31/03/2018 | 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 | 29/20 St Edmonds Rd PRAHRAN 3181 | \$472,500 | 21/04/2018 |
| 2 | 15/19 Yarra St SOUTH YARRA 3141 | \$453,000 | 03/03/2018 |
| 3 | 3/17-23 Mona PI SOUTH YARRA 3141 | \$448,000 | 14/05/2018 |

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.

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Indicative Selling Price

\$439,000

Median Unit Price

March quarter 2018: \$560,000



1 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



29/20 St Edmonds Rd PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$472,500

Method: Auction Sale

Date: 21/04/2018

Rooms: 3

Property Type: Apartment



15/19 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$453,000

Method: Auction Sale

Date: 03/03/2018

Rooms: -

Property Type: Apartment



3/17-23 Mona PI SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$448,000

Method: Sold Before Auction

Date: 14/05/2018

Rooms: 2

Property Type: Apartment