## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

609/35 Wilson Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between \$480,000	&	\$520,000
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### Median sale price

Median price	\$585,000	Pro	perty Type Ur	it		Suburb	South Yarra
Period - From	14/11/2022	to	13/11/2023	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	802/35 Wilson St SOUTH YARRA 3141	\$675,000	22/07/2023
2	711/35 Wilson St SOUTH YARRA 3141	\$600,000	31/07/2023
3	511/35 Wilson St SOUTH YARRA 3141	\$590,000	23/05/2023

#### 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:	14/11/2023 19:00







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 14/11/2022 - 13/11/2023: \$585,000

# Comparable Properties

802/35 Wilson St SOUTH YARRA 3141

(REI/VG)

1

**Price:** \$675,000 **Method:** Auction Sale **Date:** 22/07/2023

Property Type: Apartment

**Agent Comments** 

711/35 Wilson St SOUTH YARRA 3141

(REI/VG)

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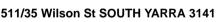
Price: \$600,000

Method: Sold Before Auction

Date: 31/07/2023

**Property Type:** Apartment

**Agent Comments** 



(REI/VG)

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Price: \$590,000 Method: Sold Before Auction

Date: 23/05/2023

**Property Type:** Apartment **Land Size:** 71 sqm approx

**Agent Comments** 

Account - Ray White Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299



