

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 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

Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 14/11/2022 to 13/11/2023 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 | 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 comparable properties 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

609/35 Wilson Street, South Yarra Vic 3141



 2  1  1

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)

Agent Comments

 2  1  1

Price: \$675,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Apartment



711/35 Wilson St SOUTH YARRA 3141
(REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Sold Before Auction

Date: 31/07/2023

Property Type: Apartment



511/35 Wilson St SOUTH YARRA 3141
(REI/VG)

Agent Comments

 2  1  1

Price: \$590,000

Method: Sold Before Auction

Date: 23/05/2023

Property Type: Apartment

Land Size: 71 sqm approx

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



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