

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

706/36 WILSON STREET SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$298,000

&

\$318,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

1316/3 YARRA STREET SOUTH YARRA VIC 3141	\$320,000	06-Jan-25
711/2 CLAREMONT STREET SOUTH YARRA VIC 3141	\$315,000	21-Sep-24
1216/8 DALY STREET SOUTH YARRA VIC 3141	\$297,500	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 13 January 2025



**1316/3 YARRA STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

^{RS}

\$320,000

Sold Date

06-Jan-25

Distance

0.74km



**711/2 CLAREMONT STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$315,000

Sold Date

21-Sep-24

Distance

0.65km



**1216/8 DALY STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

\$297,500

Sold Date

21-Sep-24

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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