

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

603/25 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$585,500

House

Unit

X

Suburb

South Yarra

Period - From 01/01/2018

to

31/12/2018

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	209/38 Cunningham St SOUTH YARRA 3141	\$649,000	03/12/2018
2	215/2 Hobson St SOUTH YARRA 3141	\$615,000	20/10/2018
3	503/12 Yarra St SOUTH YARRA 3141	\$608,000	20/12/2018

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.

603/25 Wilson Street, South Yarra Vic 3141



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2018: \$585,500

Comparable Properties



209/38 Cunningham St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$649,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: Apartment

Land Size: 1623 sqm approx



215/2 Hobson St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 20/10/2018

Rooms: -

Property Type: Apartment



503/12 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$608,000

Method: Private Sale

Date: 20/12/2018

Rooms: -

Property Type: Apartment