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 betweer	\$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.

Ado	dress 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.

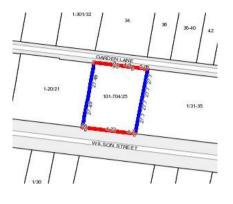
Account - Greg Hocking | P: 03 94199455

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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 Agent Comments (REI/VG)



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



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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

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