

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

302/34-40 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$444,000

&

\$470,000

Median sale price

Median price \$600,850

Property Type Unit

Suburb South Yarra

Period - From 01/04/2022

to

30/06/2022

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	1210/83 Queens Rd MELBOURNE 3004	\$470,000	04/06/2022
2	605/25 Wilson St SOUTH YARRA 3141	\$450,000	04/08/2022
3	11/21 Wilson St SOUTH YARRA 3141	\$420,000	29/08/2022

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:

06/10/2022 15:39

302/34-40 Wilson Street, South Yarra Vic 3141

Jason Isaacs

03 8532 5200

0488 700 789

jason.isaacs@belleproperty.com

Indicative Selling Price

\$444,000 - \$470,000

Median Unit Price

June quarter 2022: \$600,850



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



1210/83 Queens Rd MELBOURNE 3004
(REI/VG)

Agent Comments

1 1 1

Price: \$470,000

Method: Private Sale

Date: 04/06/2022

Property Type: Unit



605/25 Wilson St SOUTH YARRA 3141
(REI/VG)

Agent Comments

1 1 1

Price: \$450,000

Method: Private Sale

Date: 04/08/2022

Property Type: Apartment



11/21 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 29/08/2022

Property Type: Apartment

Account - Belle Property Caulfield | P: 03 8532 5200 | F: 03 9532 4018