

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

603/5 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Single price \$309,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2020

to 30/09/2021

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	305/31 Malcolm St SOUTH YARRA 3141	\$308,000	29/09/2021
2	1611/3 Yarra St SOUTH YARRA 3141	\$300,000	10/08/2021
3	1011/12-14 Claremont St SOUTH YARRA 3141	\$300,000	29/06/2021

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:

06/12/2021 14:10

Phoebe Hnarakis

9520 9020

0433 222 453

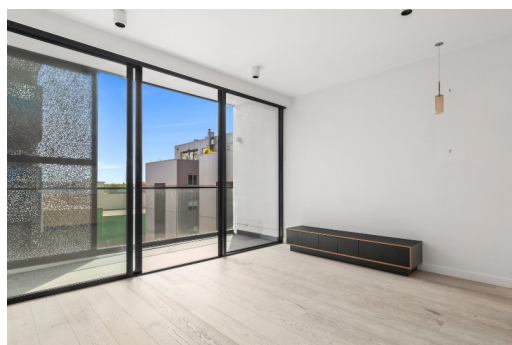
phnarakis@biggin Scott.com.au

Indicative Selling Price

\$309,000

Median Unit Price

Year ending September 2021: \$640,000



Property Type:

Agent Comments

Comparable Properties



305/31 Malcolm St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$308,000

Method: Private Sale

Date: 29/09/2021

Property Type: Apartment



1611/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 10/08/2021

Property Type: Apartment



1011/12-14 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 29/06/2021

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140