

## 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

104/36 WILSON STREET SOUTH YARRA VIC 3141

### Indicative selling price

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

Single Price

\$610,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 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

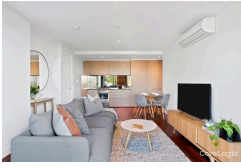
222/32 BRAY STREET SOUTH YARRA VIC 3141	620000	15-Jun-24
302/8 BOND STREET SOUTH YARRA VIC 3141	625000	16-May-24
305/5 WILSON STREET SOUTH YARRA VIC 3141	600000	24-Apr-24

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: 18 October 2024

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**222/32 BRAY STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **620000** Sold Date **15-Jun-24**

Distance **0.11km**

**hockingstuart**   
**Book an inspection**  
Please Register to be notified of up and coming inspection times as they are scheduled. Registering will also allow you to be notified of competition updates and changes regarding scheduled inspections.  
[hockingstuart.com.au](https://www.hockingstuart.com.au)

**302/8 BOND STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **625000** Sold Date **16-May-24**

Distance **0.39km**



**305/5 WILSON STREET SOUTH  
YARRA VIC 3141**

2 2 1

Sold Price **600000** Sold Date **24-Apr-24**

Distance **0.1km**

RS = Recent sale      UN = Undisclosed Sale

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