Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/49 Wilson Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$740,000		&		\$780,000			
Median sale p	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	301/40 Chapel Mews SOUTH YARRA 3141	\$781,000	22/06/2022
2	10/32 Grosvenor St SOUTH YARRA 3141	\$774,999	18/05/2022
3	7/105 Mathoura Rd TOORAK 3142	\$750,000	14/05/2022

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:

28/09/2022 10:08



BigginScott^{*}

Simon Dale 0425771377 sdale@bigginscott.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$740,000 - \$780,000 Median Unit Price Year ending June 2022: \$640,000

Comparable Properties



301/40 Chapel Mews SOUTH YARRA 3141 (REI/VG)

10/32 Grosvenor St SOUTH YARRA 3141 (VG)

боа_



Price: \$781,000 Method: Sold Before Auction Date: 22/06/2022 Property Type: Apartment

Agent Comments

South Yarra location, contemporary style, 2 bathrooms, car parking



Price: \$774,999 Method: Sale Date: 18/05/2022 Property Type: Strata Unit/Flat

2

Agent Comments

South Yarra location, older style complex, 1 bathroom, carport



7/105 Mathoura Rd TOORAK 3142 (REI/VG)

Price: \$750,000 Method: Auction Sale Date: 14/05/2022 Property Type: Unit

Agent Comments

1.89km from subject property, boutique block of 12, 1 bathroom, car parking

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.