

# 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

5/49 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)

Range between

\$740,000

&

\$780,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

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	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



2 2 1

**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)**

2 2 1

**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



**10/32 Grosvenor St SOUTH YARRA 3141 (VG)**

2 - -

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

**Agent Comments**

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



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

2 1 1

**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