

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

403/28 Wilson Street South Yarra VIC 3141

Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2019

to

30 Nov 2020

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

512/32 Bray Street South Yarra VIC 3141	\$470,000	25-Jul-20
1001/15 Clifton Street Prahran VIC 3181	\$475,000	26-Aug-20
5/2-4 Ruabon Road Toorak VIC 3142	\$455,000	05-Nov-20

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: 08 December 2020



512/32 Bray Street South Yarra VIC 3141

Sold Price

\$470,000

Sold Date

25-Jul-20

2

1

1

Distance

0.09km



1001/15 Clifton Street Prahran VIC 3181

Sold Price

\$475,000

Sold Date

26-Aug-20

2

1

1

Distance

0.83km



5/2-4 Ruabon Road Toorak VIC 3142

Sold Price

\$455,000

Sold Date

05-Nov-20

2

1

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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