

## 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	81 Wilson Street, South Yarra Vic 3141
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,550,000	&	\$1,705,000
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#### Median sale price

Median price	\$1,800,000	House	X	Unit		Suburb	South Yarra
Period - From	01/07/2017	to	30/09/2017	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	22 Irving Av PRAHRAN 3181	\$1,650,000	09/09/2017
2	24 Mount Pleasant Gr ARMADALE 3143	\$1,630,000	27/10/2017
3	20 Irving Av PRAHRAN 3181	\$1,620,000	24/10/2017

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.~~



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 228 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,705,000  
**Median House Price**  
September quarter 2017: \$1,800,000

## Comparable Properties



**22 Irving Av PRAHRAN 3181 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 220 sqm approx



**24 Mount Pleasant Gr ARMADALE 3143 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,630,000  
**Method:** Sold Before Auction  
**Date:** 27/10/2017  
**Rooms:** -  
**Property Type:** House (Res)



**20 Irving Av PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 24/10/2017  
**Rooms:** -  
**Property Type:** House (Res)