

dskilton@melbournerealestate.com.au

03 9829 2911 0423 004998

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

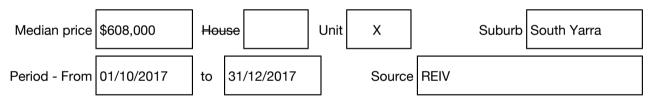
505/36 Wilson Street, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$385,000

Median sale price



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	101/35 Wilson St SOUTH YARRA 3141	\$419,000	05/12/2017
2	104/5-7 Wilson St SOUTH YARRA 3141	\$407,000	18/08/2017
3	9/87 Caroline St SOUTH YARRA 3141	\$389,000	05/02/2018

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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propertydata

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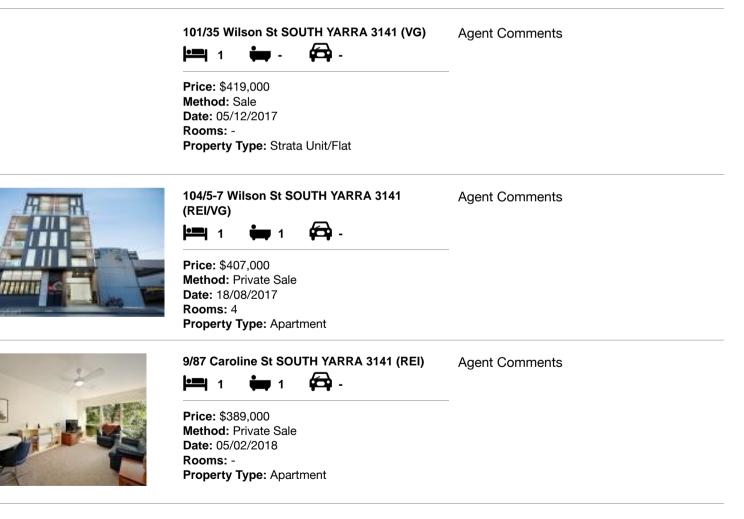




Rooms: Property Type: Strata Unit/Flat Agent Comments David Skilton 03 9829 2911 0423 004998 dskilton@melbournerealestate.com.au

> Indicative Selling Price \$385,000 Median Unit Price December quarter 2017: \$608,000

Comparable Properties



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