

# 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

201/22-24 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

\$500,000

&

\$550,000

### Median sale price

Median price

\$637,750

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2019

to

30/09/2020

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	307/8 Howard St RICHMOND 3121	\$544,000	03/12/2020
2	726/555 St Kilda Rd MELBOURNE 3004	\$530,000	08/12/2020
3	5/14 Westbury St ST KILDA EAST 3183	\$517,500	05/12/2020

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:

29/12/2020 18:02



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000

**Median Unit Price**  
Year ending September 2020: \$637,750

## Comparable Properties



**307/8 Howard St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$544,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** Apartment



**726/555 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** Apartment



**5/14 Westbury St ST KILDA EAST 3183 (REI)**

Agent Comments



**Price:** \$517,500  
**Method:** Auction Sale  
**Date:** 05/12/2020  
**Property Type:** Apartment