

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

301/5 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

\$345,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2022

to

31 Mar 2023

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

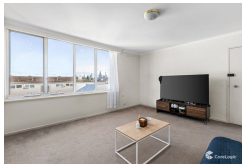
9/60 ARTHUR STREET SOUTH YARRA VIC 3141	\$350,000	25-Feb-23
103/139 YORK STREET PRAHRAN VIC 3181	\$379,000	22-Dec-22
914/14 CLAREMONT STREET SOUTH YARRA VIC 3141	\$370,000	13-Feb-23

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: 26 April 2023

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**9/60 ARTHUR STREET SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$350,000** Sold Date **25-Feb-23**

Distance **0.22km**



**103/139 YORK STREET PRAHRAN
VIC 3181**

1 1 1

Sold Price **\$379,000** Sold Date **22-Dec-22**

Distance **0.51km**



**914/14 CLAREMONT STREET
SOUTH YARRA VIC 3141**

1 1 1

Sold Price **\$370,000** Sold Date **13-Feb-23**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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