

# 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

11/21 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

\$400,000

&

\$440,000

### Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/06/2022

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 | 8/2 Maddock St WINDSOR 3181        | \$430,000 | 10/03/2022   |
| 2 | 711/539 St Kilda Rd MELBOURNE 3004 | \$435,000 | 14/04/2022   |
| 3 | 208/1 Clara St SOUTH YARRA 3141    | \$442,000 | 04/02/2022   |

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:

02/08/2022 18:28

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending June 2022: \$640,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/2 Maddock St WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 10/03/2022

**Property Type:** Apartment



**711/539 St Kilda Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 14/04/2022

**Property Type:** Apartment



**208/1 Clara St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$442,000

**Method:** Private Sale

**Date:** 04/02/2022

**Property Type:** Apartment

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525