

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

304/7 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

\$450,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2020

to

31 Oct 2021

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

203/35 Wilson Street South Yarra VIC 3141	\$465,000	05-Jul-21
905/1-3 Clara Street South Yarra VIC 3141	\$475,000	22-Oct-21
17/174 Peel Street Windsor VIC 3181	\$473,000	21-May-21

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: 09 November 2021

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**203/35 Wilson Street South Yarra
VIC 3141**

1 1 1

Sold Price

\$465,000

Sold Date

05-Jul-21

Distance

0.12km



**905/1-3 Clara Street South Yarra
VIC 3141**

1 1 1

Sold Price

^{RS} **\$475,000**

Sold Date

22-Oct-21

Distance

0.24km



17/174 Peel Street Windsor VIC 3181

1 1 1

Sold Price

\$473,000

Sold Date

21-May-21

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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