

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 305/5-7 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000 & \$620,000

Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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	2006/7 Yarra St SOUTH YARRA 3141	\$630,000	30/10/2023
2	208/227 Toorak Rd SOUTH YARRA 3141	\$625,000	22/03/2024
3	403/229 Toorak Rd SOUTH YARRA 3141	\$592,000	06/10/2023

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: 03/04/2024 14:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$620,000

Median Unit Price

December quarter 2023: \$603,750

Comparable Properties



2006/7 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$630,000

Method: Private Sale

Date: 30/10/2023

Property Type: Unit

Land Size: 1146 sqm approx



208/227 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$625,000

Method: Private Sale

Date: 22/03/2024

Property Type: Apartment

403/229 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

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Price: \$592,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951