

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

706/36 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

\$299,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Oct 2023

to

30 Sep 2024

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

104/3 CLARA STREET SOUTH YARRA VIC 3141	\$318,000	23-Jan-24
107/8 GARDEN STREET SOUTH YARRA VIC 3141	\$302,500	08-Aug-24
206/36 WILSON STREET SOUTH YARRA VIC 3141	\$320,000	27-Jun-24

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: 08 October 2024



104/3 CLARA STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$318,000** Sold Date **23-Jan-24**

Distance **0.21km**

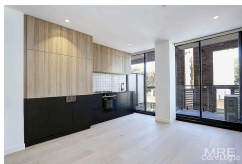


107/8 GARDEN STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$302,500** Sold Date **08-Aug-24**

Distance **0.13km**



206/36 WILSON STREET SOUTH YARRA VIC 3141

1 1 -

Sold Price **\$320,000** Sold Date **27-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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