

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

67 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,500,000

&

\$1,595,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb South Yarra

Period - From 01/07/2020

to

30/09/2020

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	11 Fawkner St SOUTH YARRA 3141	\$1,655,000	13/06/2020
2	822 High St ARMADALE 3143	\$1,600,000	10/08/2020
3			

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:

12/11/2020 11:05

67 Wilson Street, South Yarra Vic 3141

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,595,000

Median House Price

September quarter 2020: \$2,100,000



2 1 0

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments

Comparable Properties



11 Fawcner St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$1,655,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 221 sqm approx



822 High St ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$1,600,000

Method: Sale

Date: 10/08/2020

Property Type: House - Attached House N.E.C.

Land Size: 246 sqm approx

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.

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