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	511/35 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $620,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2022 to 31/12/2022 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	2405/3 Yarra St SOUTH YARRA 3141	$611,000	15/01/2023
2	1903/3 Yarra St SOUTH YARRA 3141	$610,000	16/12/2022
3	1005/229 Toorak Rd SOUTH YARRA 3141	$585,000	21/02/2023

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: 14/03/2023 08:02



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
December quarter 2022: $620,000

Comparable Properties



2405/3 Yarra St SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Price: $611,000
Method: Private Sale
Date: 15/01/2023
Property Type: Apartment



1903/3 Yarra St SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $610,000
Method: Private Sale
Date: 16/12/2022
Property Type: Apartment



1005/229 Toorak Rd SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Price: $585,000
Method: Private Sale
Date: 21/02/2023
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000

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