

## 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

201/36 Wilson Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between

\$420,000

&

\$460,000

#### Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2024

to

30/06/2024

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	5/21 Izett St PRAHRAN 3181	\$432,000	18/09/2024
2	902/154 Cremorne St CREMORNE 3121	\$450,000	11/09/2024
3	102/36 Porter St PRAHRAN 3181	\$455,000	06/09/2024

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:

20/09/2024 08:35



**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

June quarter 2024: \$530,000

## Comparable Properties



**5/21 Izett St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$432,000

**Method:** Sold Before Auction

**Date:** 18/09/2024

**Property Type:** Apartment



**902/154 Cremorne St CREMORNE 3121 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 11/09/2024

**Property Type:** Apartment



**102/36 Porter St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** Apartment

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