

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

505/36 Wilson Street, South Yarra Vic 3141

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$385,000

Median sale price

Median price \$608,000 House Unit X Suburb South Yarra

Period - From 01/10/2017 to 31/12/2017 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	101/35 Wilson St SOUTH YARRA 3141	\$419,000	05/12/2017
2	104/5-7 Wilson St SOUTH YARRA 3141	\$407,000	18/08/2017
3	9/87 Caroline St SOUTH YARRA 3141	\$389,000	05/02/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

101/35 Wilson St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$419,000

Method: Sale

Date: 05/12/2017

Rooms: -

Property Type: Strata Unit/Flat



104/5-7 Wilson St SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$407,000

Method: Private Sale

Date: 18/08/2017

Rooms: 4

Property Type: Apartment



9/87 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$389,000

Method: Private Sale

Date: 05/02/2018

Rooms: -

Property Type: Apartment