

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

302/5-7 Wilson Street, South Yarra Vic 3141

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	304/27 Macquarie St PRAHRAN 3181	\$355,000	06/06/2019
2	608/6 St Kilda Rd ST KILDA 3182	\$350,000	17/06/2019
3	103/70 Queens Rd MELBOURNE 3004	\$345,000	09/07/2019

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: 2
Property Type: Apartment
Land Size: 49 sqm approx
Agent Comments

Indicative Selling Price
\$359,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties



304/27 Macquarie St PRAHRAN 3181 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 06/06/2019
Rooms: -
Property Type: Apartment



608/6 St Kilda Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 17/06/2019
Rooms: -
Property Type: Strata Unit/Flat



103/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 09/07/2019
Rooms: -
Property Type: Apartment