

## 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 202/22-24 Wilson Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

#### Median sale price

Median price \$615,000 House Unit X Suburb South Yarra

Period - From 01/07/2017 to 30/06/2018 Source REIV

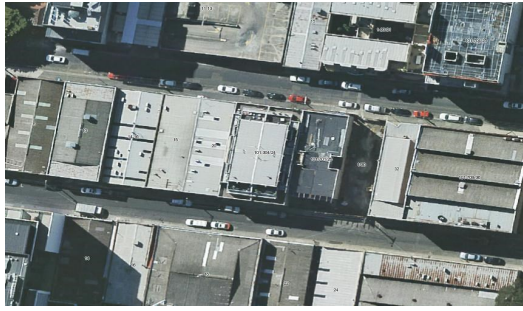
#### Comparable property sales (\*Delete A or B below as applicable)

**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	202/3 Clara St SOUTH YARRA 3141	\$379,000	07/04/2018
2	9/174 Peel St WINDSOR 3181	\$375,000	16/03/2018
3	1010/594 St Kilda Rd MELBOURNE 3004	\$370,000	31/08/2018

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.



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 48+ sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
Year ending June 2018: \$615,000

## Comparable Properties



**202/3 Clara St SOUTH YARRA 3141 (REI/VG)** [Agent Comments](#)

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**Price:** \$379,000  
**Method:** Auction Sale  
**Date:** 07/04/2018  
**Rooms:** -  
**Property Type:** Apartment



**9/174 Peel St WINDSOR 3181 (REI/VG)** [Agent Comments](#)

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**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 16/03/2018  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 1139 sqm approx



**1010/594 St Kilda Rd MELBOURNE 3004 (REI)** [Agent Comments](#)

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**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 31/08/2018  
**Rooms:** 2  
**Property Type:** Apartment