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

302/26 Wilson Street, South Yarra Vic 3141

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|-------------|--|
| Range betwee | \$390,000 | | & | | \$429,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$572,000 | Pro | operty Type | Unit | | | Suburb | South Yarra | |
| Period - From | 02/04/2023 | to | 01/04/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 1005/665 Chapel St SOUTH YARRA 3141 | \$400,000 | 06/02/2024 |
| 2 | 105/1 Clara St SOUTH YARRA 3141 | \$392,000 | 14/02/2024 |
| 3 | 401/19 Regent St PRAHRAN 3181 | \$385,000 | 25/01/2024 |

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:

02/04/2024 14:03









Property Type: Agent Comments

Indicative Selling Price \$390,000 - \$429,000 **Median Unit Price** 02/04/2023 - 01/04/2024: \$572,000

Comparable Properties



1005/665 Chapel St SOUTH YARRA 3141 (REI) Agent Comments



Price: \$400,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment



105/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments





Price: \$392,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

401/19 Regent St PRAHRAN 3181 (REI)



Agent Comments



Price: \$385.000 Method: Private Sale Date: 25/01/2024 Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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