## 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

206/24 Wilson Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$395,000		&		\$420,000				
Median sale p	rice								
Median price	\$555,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	23/05/2023	to	22/05/2024		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	801/6 St Kilda Rd ST KILDA 3182	\$420,000	23/02/2024
2	1804/3 Yarra St SOUTH YARRA 3141	\$400,000	12/04/2024
3	419/8 Daly St SOUTH YARRA 3141	\$395,000	26/04/2024

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:

23/05/2024 16:00



206/24 Wilson Street, South Yarra Vic 3141







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$395,000 - \$420,000 Median Unit Price 23/05/2023 - 22/05/2024: \$555,000

# **Comparable Properties**



801/6 St Kilda Rd ST KILDA 3182 (REI/VG)



Price: \$420,000 Method: Private Sale Date: 23/02/2024 Property Type: Apartment



1804/3 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$400,000 Method: Private Sale Date: 12/04/2024 Property Type: Apartment



419/8 Daly St SOUTH YARRA 3141 (REI/VG)



Price: \$395,000 Method: Private Sale Date: 26/04/2024 Property Type: Apartment

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



propertydata

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Agent Comments

Agent Comments