

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

505/5 Wilson Street South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

514/32 Bray Street South Yarra VIC 3141	\$492,000	11-Dec-20
609/32 Bray Street South Yarra VIC 3141	\$518,000	17-Dec-20
2/32 Davis Avenue South Yarra VIC 3141	\$505,000	08-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 13 March 2021



514/32 Bray Street South Yarra VIC 3141 Sold Price **\$492,000** Sold Date **11-Dec-20**

 2  1  1

Distance **0.1km**



609/32 Bray Street South Yarra VIC 3141 Sold Price ^{RS} **\$518,000** Sold Date **17-Dec-20**

 2  1  1

Distance **0.1km**



2/32 Davis Avenue South Yarra VIC 3141 Sold Price **\$505,000** Sold Date **08-Oct-20**

 2  1  -

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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