

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address

101 / 42 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)

Single Price:

\$340,000

### Median sale price

Median price

\$405,000

Property type

Unit

Suburb

SOUTH YARRA VIC 3141

Period - From

11/03/2020

to

11/03/2021

Source

www.realestate.com.au

### Comparable property sales

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. 206/35 Simmons Street, South Yarra Vic 3141	\$365,000	28/01/2021
2. 15/274 Domain Road, South Yarra Vic 3141	\$365,000	13/01/2021
3. 9/219 Williams Road, South Yarra Vic 3141	\$365,000	19/03/2021

This Statement of Information was prepared on:

23/03/2021