

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

20/213 Williams Road 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$556,250

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2019

to

31 Mar 2020

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

16/48 Cromwell Road South Yarra VIC 3141	\$450,000	09-Apr-20
9/403 Toorak Road South Yarra VIC 3141	\$435,000	13-Jan-20
7/2 May Grove South Yarra VIC 3141	\$489,000	19-Oct-19

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: 21 April 2020

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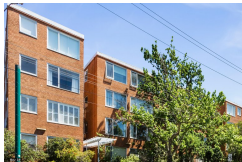
**16/48 Cromwell Road South Yarra
VIC 3141**

Sold Price

^{RS} **\$450,000** Sold Date **09-Apr-20**

1 1 1

Distance **0.35km**



**9/403 Toorak Road South Yarra
VIC 3141**

Sold Price

\$435,000 Sold Date **13-Jan-20**

1 1 1

Distance **0.51km**



7/2 May Grove South Yarra VIC 3141 Sold Price

\$489,000 Sold Date **19-Oct-19**

1 1 1

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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