

# 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

6/219 Williams Road, 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)

Range between \$360,000 & \$390,000

### Median sale price

Median price \$525,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2019

to 30/09/2019

Source 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.

	Address of comparable property	Price	Date of sale
1	18/43 Caroline St SOUTH YARRA 3141	\$390,000	07/09/2019
2	21/274a Domain Rd SOUTH YARRA 3141	\$362,500	21/09/2019
3	12/25 Williams Rd WINDSOR 3181	\$362,500	30/04/2019

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:

22/10/2019 13:03



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**Property Type:** Apartment

**Land Size:** 923 sqm approx

Agent Comments

## Comparable Properties



**18/43 Caroline St SOUTH YARRA 3141 (REI)**

Agent Comments

 1  1  -

**Price:** \$390,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Rooms:** 2

**Property Type:** Apartment



**21/274a Domain Rd SOUTH YARRA 3141 (REI)**

Agent Comments

 1  1  -

**Price:** \$362,500

**Method:** Auction Sale

**Date:** 21/09/2019

**Rooms:** 2

**Property Type:** Apartment



**12/25 Williams Rd WINDSOR 3181 (VG)**

Agent Comments

 1  -  -

**Price:** \$362,500

**Method:** Sale

**Date:** 30/04/2019

**Property Type:** Flat/Unit/Apartment (Res)