

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

11/298 Williams Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$280,000 & \$300,000

Median sale price

Median price \$1,155,000 Property Type Unit Suburb Toorak

Period - From 01/10/2021 to 30/09/2022 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	21/23 Avoca St SOUTH YARRA 3141	\$297,500	05/07/2022
2	717/3 Yarra St SOUTH YARRA 3141	\$290,000	20/07/2022
3	306/15 Clifton St PRAHRAN 3181	\$282,000	26/11/2022

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:

29/11/2022 16:24



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Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending September 2022: \$1,155,000

Comparable Properties

21/23 Avoca St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$297,500

Method: Private Sale

Date: 05/07/2022

Property Type: Apartment



717/3 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  -

Price: \$290,000

Method: Private Sale

Date: 20/07/2022

Property Type: Apartment



306/15 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 1  1  -

Price: \$282,000

Method: Private Sale

Date: 26/11/2022

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504