

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 2/241 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$628,000

Property type Unit

Suburb South Yarra

Period - From 01/07/2020

to

30/09/2020

Source REIV

Comparable property sales

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
7/17 Irving Avenue, Prahran	\$695,000	15/10/2020
29/530 Toorak Road, Toorak	\$635,000	29/07/2020
25/637 Orrong Road, Toorak	\$650,000	21/07/2020

This Statement of Information was prepared on: 28 November 2020