

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

16/256 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$1,033,750 Property Type Unit Suburb Toorak

Period - From 01/04/2021 to 31/03/2022 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	1/86 Cromwell Rd SOUTH YARRA 3141	\$678,500	05/03/2022
2	6/29 Coolullah Av SOUTH YARRA 3141	\$651,000	15/03/2022
3	12/241 Williams Rd SOUTH YARRA 3141	\$640,000	02/02/2022

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:

12/07/2022 14:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2022: \$1,033,750

Comparable Properties



1/86 Cromwell Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$678,500
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment



6/29 Coolullah Av SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$651,000
Method: Private Sale
Date: 15/03/2022
Property Type: Unit



12/241 Williams Rd SOUTH YARRA 3141
(REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 02/02/2022
Property Type: Apartment

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