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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale p	rice							
Median price	\$1,033,750	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/04/2021	to	31/03/2022		So	ource	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.

Add	dress 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





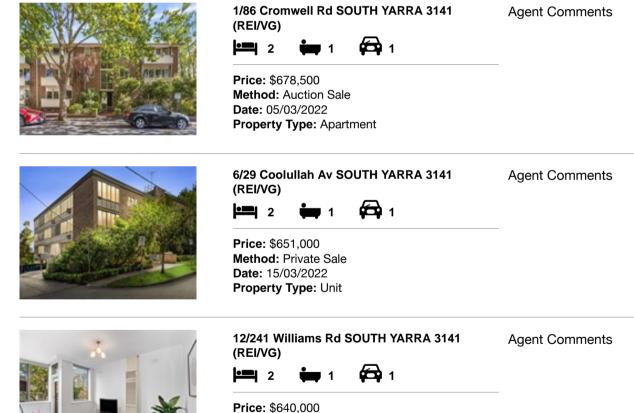




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2022: \$1,033,750

Comparable Properties



Method: Private Sale Date: 02/02/2022 Property Type: Apartment

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



propertydata

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