

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

15/215 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$370,000

&

\$400,000

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	8/16 Darling St SOUTH YARRA 3141	\$395,250	01/08/2019
2	205/200 Toorak Rd SOUTH YARRA 3141	\$390,000	15/09/2019
3	1510/12-14 Claremont St SOUTH YARRA 3141	\$370,000	03/09/2019

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:

20/11/2019 14:42



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

September quarter 2019: \$525,000

Comparable Properties



8/16 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 1

Price: \$395,250

Method: Private Sale

Date: 01/08/2019

Property Type: Apartment



205/200 Toorak Rd SOUTH YARRA 3141 (VG)

Agent Comments

1 - -

Price: \$390,000

Method: Sale

Date: 15/09/2019

Property Type: Strata Unit/Flat



1510/12-14 Claremont St SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$370,000

Method: Private Sale

Date: 03/09/2019

Rooms: 3

Property Type: Apartment