

Property offered for sale 25 & 25a/298 Williams Road, TOORAK

Indicative selling price

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

Range \$650,000 - \$710,000

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Ross-Hunt real estate













Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

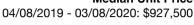
Proper	ty offere	d for s	ale											
Includ	ding subur		25 & 25	a/298	3 Williams Ro	oad, T	oorak Vid	3142	2					
Indicat	tive sellir	ng pric	е											
For the	meaning o	of this p	rice see	cons	sumer.vic.go	ν.au/ι	ınderquo	ting						
Range between \$650,000					&		\$710,000							
Mediar	n sale pri	ice												
Media	an price	\$927,50	0	Pro	perty Type	Unit			Subi	urb	Toorak			
Period	d - From	04/08/20	019	to	03/08/2020	1	Sc	ource	REIV	/				
Compa	arable pr	operty	sales	(*Del	lete A or B	belo	w as ap	plical	ble)					
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										Pr	ice		Date of s	ale
1														
2														
3														
OR														
В*		_	_		epresentativ wo kilometre		•						•	ole
	This Statement of Information was prepared on:								04/08/2020 16:42					



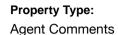


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Indicative Selling Price \$650,000 - \$710,000 **Median Unit Price**







Two one bedroom, one bathroom apartments on one title. Ideal for conversion by a builder/handyman or investor into one large two bedroom, two living, two bathroom ground floor apartment or invest and rent both out separately. The two apartments are on the one title and cannot be sold separately.

Comparable Properties

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



