

## 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

3/113 WILLIAMS ROAD PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,200

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

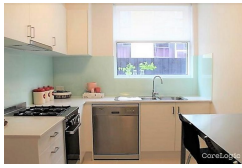
Date of sale

2/213 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$377,500	18-Dec-23
1/14 WREXHAM ROAD WINDSOR VIC 3181	\$385,000	19-Dec-23
9/401 TOORAK ROAD SOUTH YARRA VIC 3141	\$370,000	23-Jan-24

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 6 months.

This Statement of Information was prepared on: 17 June 2024



**2/213 WILLIAMS ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$377,500** Sold Date **18-Dec-23**

Distance **0.7km**



**1/14 WREXHAM ROAD WINDSOR  
VIC 3181**

 1  1  1

Sold Price **\$385,000** Sold Date **19-Dec-23**

Distance **0.64km**



**9/401 TOORAK ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price **\$370,000** Sold Date **23-Jan-24**

Distance **1.23km**

RS = Recent sale      UN = Undisclosed Sale

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