

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

1/251 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$790,000

&

\$865,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/06/2022

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	2/11 Rockley Rd SOUTH YARRA 3141	\$830,000	14/04/2022
2	108/28-30 Jackson St TOORAK 3142	\$780,000	07/04/2022
3	7/105 Mathoura Rd TOORAK 3142	\$750,000	14/05/2022

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:

25/08/2022 15:49



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/11 Rockley Rd SOUTH YARRA 3141 (REI)



Price: \$830,000

Method: Auction Sale

Date: 14/04/2022

Property Type: Unit

Agent Comments

Rockley Road better location but similar in age, style and offering.



108/28-30 Jackson St TOORAK 3142 (REI)



Price: \$780,000

Method: Private Sale

Date: 07/04/2022

Rooms: 5

Property Type: Apartment

Agent Comments

Similar in age and offering.



7/105 Mathoura Rd TOORAK 3142 (REI/VG)



Price: \$750,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Unit

Agent Comments

Same size apartment. Older style as well.