

RT Edgar

STATEMENT OF INFORMATION

22 June 2017

Property offered for sale

13/225 Williams Road, South Yarra VIC 3141

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,005,000 House x Suburb South Yarra

Period - From 01/01/2017 to 31/03/2017 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Peter Lloyd consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2/29-32 Portland Place, South Yarra	\$1,549,000	08/04/2017
2 1/7 Sanders Place, Richmond	\$1,582,000	25/02/2017
3 8 Eastbourne Street, Windsor	\$1,500,000	03/04/2017

