

Suzie Farrell 0428 379 908 sfarrell@bigginscott.com.au

## 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

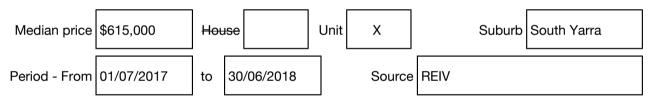
8/211 Williams Road, South Yarra Vic 3141

#### Indicative selling price

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

Single price \$320,000

#### Median sale price



#### 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	18/219 Williams Rd SOUTH YARRA 3141	\$359,100	16/04/2018
2	208/20-24 Garden St SOUTH YARRA 3141	\$330,000	11/05/2018
3	2/215 Williams Rd SOUTH YARRA 3141	\$323,500	21/05/2018

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 8/211 Williams Road, South Yarra Vic 3141

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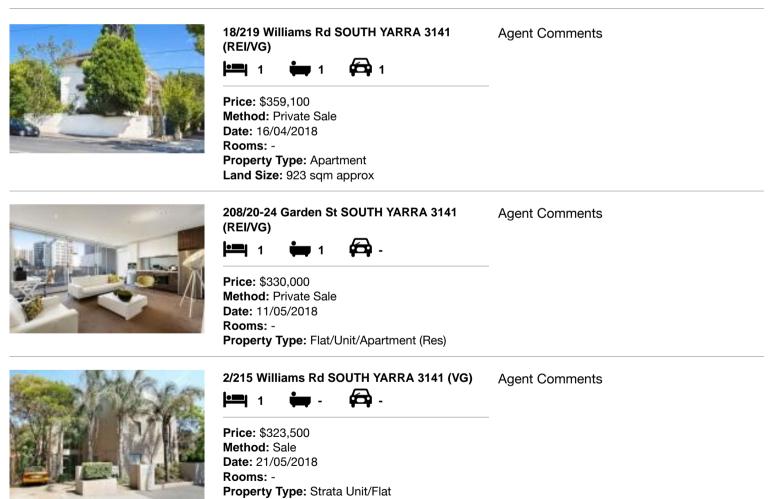
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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$320,000 Median Unit Price Year ending June 2018: \$615,000

# **Comparable Properties**



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