

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

18/215 Williams Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$628,000

&

\$690,800

Median sale price

Median price \$580,000

Property Type Unit

Suburb South Yarra

Period - From 01/01/2019

to 31/12/2019

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	12/20 Cromwell Rd SOUTH YARRA 3141	\$670,000	29/02/2020
2	15/15 Hotham St ST KILDA EAST 3183	\$635,000	01/03/2020
3	2/43 Williams Rd PRAHRAN 3181	\$629,000	14/11/2019

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:

12/03/2020 15:00



2 1 1

Property Type: Apartment
Land Size: 1526.36 sqm approx
Agent Comments

Indicative Selling Price

\$628,000 - \$690,800

Median Unit Price

Year ending December 2019: \$580,000

Comparable Properties



12/20 Cromwell Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$670,000
Method: Auction Sale
Date: 29/02/2020
Property Type: Apartment



15/15 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$635,000
Method: Auction Sale
Date: 01/03/2020
Rooms: 3
Property Type: Apartment



2/43 Williams Rd PRAHRAN 3181 (REI) **Agent Comments**

2 1 1

Price: \$629,000
Method: Sale by Tender
Date: 14/11/2019
Property Type: Apartment