Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

2/12 William Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$573,000	Pro	perty Type	Jnit]	Suburb	South Yarra
Period - From	01/07/2023	to	30/06/2024	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/384 Toorak Rd SOUTH YARRA 3141	\$430,000	30/08/2024
2	29/17-21 Tivoli PI SOUTH YARRA 3141	\$420,000	03/08/2024
3	5/276a Domain Rd SOUTH YARRA 3141	\$410,000	17/07/2024

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:	13/09/2024 13:05



Date of sale



Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** Year ending June 2024: \$573,000



Property Type: Apartment **Agent Comments**

Comparable Properties

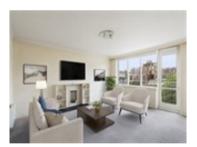


5/384 Toorak Rd SOUTH YARRA 3141 (REI)

Price: \$430,000 Method: Private Sale Date: 30/08/2024

Property Type: Apartment

Agent Comments



29/17-21 Tivoli PI SOUTH YARRA 3141 (REI)

Price: \$420,000 Method: Private Sale Date: 03/08/2024 Property Type: Unit

Agent Comments

Agent Comments



5/276a Domain Rd SOUTH YARRA 3141 (VG)

Price: \$410.000 Method: Sale Date: 17/07/2024

Property Type: Strata Unit/Flat

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



