

# 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

12/215 Williams Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$560,000 Property Type Unit Suburb South Yarra

Period - From 22/05/2023 to 21/05/2024 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	4/94 Lewisham Rd PRAHRAN 3181	\$520,000	29/02/2024
2	6/4 Chomley St PRAHRAN 3181	\$490,000	06/02/2024
3	11/80 Cromwell Rd SOUTH YARRA 3141	\$480,000	26/02/2024

**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:

22/05/2024 17:06

12/215 Williams Road, South Yarra Vic 3141



Rooms: 4

Property Type: Flat

Land Size: 1526.36 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

22/05/2023 - 21/05/2024: \$560,000

## Comparable Properties

4/94 Lewisham Rd PRAHRAN 3181 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 29/02/2024

Property Type: Strata Unit/Flat



6/4 Chomley St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



11/80 Cromwell Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 26/02/2024

Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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