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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	22/05/2023	to	21/05/2024		So	urce	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.

Add	dress 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



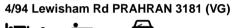
12/215 Williams Road, South Yarra Vic 3141





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





Price: \$520,000 Method: Sale Date: 29/02/2024 Property Type: Strata Unit/Flat



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

Agent Comments

Agent Comments

Agent Comments



Price: \$490,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment



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



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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