

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

16/23 William Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$592,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 31/03/2024 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	15/166w Toorak Rd SOUTH YARRA 3141	\$512,500	08/05/2024
2	20/63 Alexandra Av SOUTH YARRA 3141	\$493,500	24/02/2024
3	11/81 Alexandra Av SOUTH YARRA 3141	\$487,500	21/03/2024

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:

04/06/2024 11:23

James Burne
9520 9020
0434 288 066

jburne@bigginScott.com.au

Indicative Selling Price

\$460,000 - \$506,000

Median Unit Price

Year ending March 2024: \$592,000



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



15/166w Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$512,500

Method: Sold Before Auction

Date: 08/05/2024

Property Type: Apartment



20/63 Alexandra Av SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$493,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Land Size: 1502 sqm approx



11/81 Alexandra Av SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$487,500

Method: Private Sale

Date: 21/03/2024

Property Type: Unit

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140