Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$592,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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

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Price: \$512,500

Method: Sold Before Auction

Date: 08/05/2024

Property Type: Apartment



20/63 Alexandra Av SOUTH YARRA 3141

(REI/VG)

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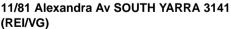




Price: \$493,500 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: Apartment **Land Size:** 1502 sqm approx

Agent Comments









Price: \$487,500 Method: Private Sale Date: 21/03/2024 Property Type: Unit Agent Comments

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



