

## 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

18/213 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) (\*Delete single price or range as applicable)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

12/382 TOORAK ROAD SOUTH YARRA VIC 3141	\$395,000	14-Nov-23
22/403 TOORAK ROAD SOUTH YARRA VIC 3141	\$400,000	01-Nov-23
2/213 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$377,500	18-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 24 April 2024



**12/382 TOORAK ROAD SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price **\$395,000** Sold Date **14-Nov-23**

Distance **0.48km**

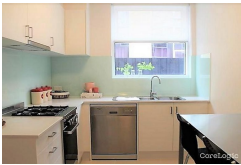


**22/403 TOORAK ROAD SOUTH  
YARRA VIC 3141**

1 1 -

Sold Price **\$400,000** Sold Date **01-Nov-23**

Distance **0.51km**



**2/213 WILLIAMS ROAD SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$377,500** Sold Date **18-Dec-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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