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

19/298 Williams Road, Toorak Vic 3142

Indicative selling price

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

Range between $270,000 & $297,000

Median sale price

Median price $925,100	Property Type Unit	Suburb Toorak
Period - From 01/04/2023 to 30/06/2023		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.
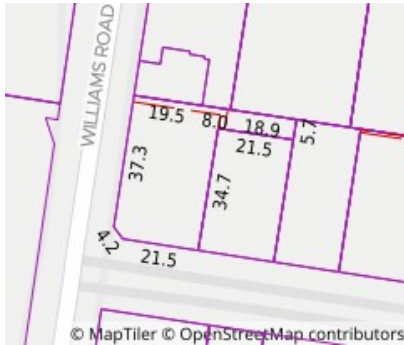
	Address of comparable property	Price	Date of sale
1	1203/50-54 Claremont St SOUTH YARRA 3141	$300,000	23/02/2023
2	11/298 Williams Rd TOORAK 3142	$285,000	06/02/2023
3	415/35 Malcolm St SOUTH YARRA 3141	$265,000	24/01/2023

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: 29/08/2023 14:44

CONSUMER AFFAIRS VICTORIA

19/298 Williams Road, Toorak Vic 3142

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Property Type:

Agent Comments

Indicative Selling Price
$270,000 - $297,000
Median Unit Price
June quarter 2023: $925,100

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Comparable Properties

1203/50-54 Claremont St SOUTH YARRA 3141 (REI)

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Price: $300,000
Method: Private Sale
Date: 23/02/2023
Property Type: Apartment

Agent Comments

11/298 Williams Rd TOORAK 3142 (REI)

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Price: $285,000
Method: Sold Before Auction
Date: 06/02/2023
Property Type: Apartment

Agent Comments

415/35 Malcolm St SOUTH YARRA 3141 (REI/VG)

🛏 1   🛁 1   🚗 -

Price: $265,000
Method: Private Sale
Date: 24/01/2023
Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504