

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

3/211 WILLIAMS ROAD SOUTH YARRA VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2023

to

29 Feb 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

6/211 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$350,000	29-Feb-24
9/401 TOORAK ROAD SOUTH YARRA VIC 3141	\$370,000	26-Jan-24
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: 12 March 2024



**6/211 WILLIAMS ROAD SOUTH
YARRA VIC 3141**

1 1 -

Sold Price ^{RS} **\$350,000** Sold Date **29-Feb-24**

Distance **0.01km**

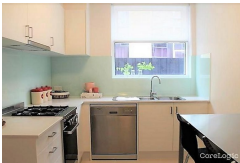


**9/401 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **26-Jan-24**

Distance **0.54km**



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

1 1 1

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

Distance **0.02km**

RS = Recent sale **UN** = Undisclosed Sale

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