Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/211 Williams Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$330,000		&		\$363,000			
Median sale p	rice							
Median price	\$591,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6/213 Williams Rd SOUTH YARRA 3141	\$365,000	13/07/2023
2	23/273 Williams Rd SOUTH YARRA 3141	\$330,000	17/04/2023
3	8/219 Williams Rd SOUTH YARRA 3141	\$320,000	03/07/2023

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:

30/08/2023 11:59









Property Type: Unit Agent Comments

Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

> Indicative Selling Price \$330,000 - \$363,000 Median Unit Price June quarter 2023: \$591,000

Comparable Properties



6/213 Williams Rd SOUTH YARRA 3141 (REI/VG)



Price: \$365,000 Method: Private Sale Date: 13/07/2023 Property Type: Unit Agent Comments



23/273 Williams Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

Agent Comments



Price: \$330,000 Method: Private Sale Date: 17/04/2023 Property Type: Apartment



8/219 Williams Rd SOUTH YARRA 3141 (VG)



Price: \$320,000 Method: Sale

Method: Sale Date: 03/07/2023 Property Type: Strata Unit/Flat

Account - Belle Property Glen Iris | P: 03 98181888





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