

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

8/12 WILLIAM STREET 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

or range
between

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|--------------------------------------------|-----------|-----------|
| 8/122 CAROLINE STREET SOUTH YARRA VIC 3141 | \$420,000 | 30-May-23 |
| 4/12 WILLIAM STREET SOUTH YARRA VIC 3141 | \$500,000 | 21-Feb-23 |
| 9/2 LAWSON GROVE SOUTH YARRA VIC 3141 | \$496,000 | 30-Jun-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: 06 July 2023



**8/122 CAROLINE STREET SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

^{RS} **\$420,000**

Sold Date **30-May-23**

Distance **0.81km**



**4/12 WILLIAM STREET SOUTH
YARRA VIC 3141**

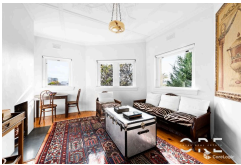
1 1 -

Sold Price

^{RS} **\$500,000**

Sold Date **21-Feb-23**

Distance **0km**



**9/2 LAWSON GROVE SOUTH
YARRA VIC 3141**

1 1 -

Sold Price

^{RS} **\$496,000**

Sold Date **30-Jun-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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