

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

13/213 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

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Sep 2022

to

31 Aug 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

1/213 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$405,000	02-Jun-23
3/384 TOORAK ROAD SOUTH YARRA VIC 3141	\$401,000	03-May-23
12/273 WILLIAMS ROAD SOUTH YARRA VIC 3141	\$393,000	26-Jul-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: 01 September 2023



**1/213 WILLIAMS ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$405,000** Sold Date **02-Jun-23**

Distance **0km**



**3/384 TOORAK ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price **\$401,000** Sold Date **03-May-23**

Distance **0.44km**



**12/273 WILLIAMS ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price ^{RS} **\$393,000** Sold Date **26-Jul-23**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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