

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

12/272 Williams Road Toorak VIC 3142

Indicative selling price

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

Single Price

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

Property type

Unit

Suburb

Toorak

Period-from

01 Apr 2019

to

31 Mar 2020

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

1/267 Williams Road South Yarra VIC 3141	\$800,000	20-Sep-19
2/1 Coolullah Avenue South Yarra VIC 3141	\$903,499	24-Oct-19
3/34 Kensington Road South Yarra VIC 3141	\$910,000	31-Aug-19

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: 05 April 2020



**1/267 Williams Road South Yarra
VIC 3141**

2 1 1

Sold Price

\$800,000

Sold Date

20-Sep-19

Distance

0.06km



**2/1 Coolullah Avenue South Yarra
VIC 3141**

2 1 1

Sold Price

\$903,499

Sold Date

24-Oct-19

Distance

0.12km



**3/34 Kensington Road South Yarra
VIC 3141**

2 1 1

Sold Price

\$910,000

Sold Date

31-Aug-19

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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