

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

3/205 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Nov 2023

to

31 Oct 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

6/601 TOORAK ROAD TOORAK VIC 3142	\$780,000	06-Apr-24
6/696 ORRONG ROAD TOORAK VIC 3142	\$800,000	06-Jun-24
7/11-17 LEOPOLD STREET SOUTH YARRA VIC 3141	\$769,000	07-Jun-24

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: 13 November 2024



**6/601 TOORAK ROAD TOORAK
VIC 3142**

 2  1  -

Sold Price

\$780,000

Sold Date **06-Apr-24**

Distance

1.47km



6/696 Orrong Road, Toorak

**6/696 ORRONG ROAD TOORAK
VIC 3142**

 2  1  1

Sold Price

\$800,000

Sold Date **06-Jun-24**

Distance

0.97km



**7/11-17 LEOPOLD STREET SOUTH
YARRA VIC 3141**

 2  1  -

Sold Price

\$769,000

Sold Date **07-Jun-24**

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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