
STATEMENT OF INFORMATIONFOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

13/271A Williams Road, South Yarra, VIC 3141

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting**Range Between \$400,000 & \$420,000**

MEDIAN SALE PRICE

Median price \$652,000 | Unit | South Yarra (3141)**Period - From 1 April 2017 to 30 June 2017 | Source - REIV**

COMPARABLE PROPERTY SALES

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.

Address of Comparable Property	Price	Date of Sale
13/270 WILLIAMS RD, TOORAK VIC 3142	\$425,000	11/09/2017
7/637 TOORAK RD, TOORAK VIC 3142	\$460,000	18/02/2017
10/581 ORRONG RD, ARMADALE VIC 3143	\$440,000	03/08/2017