

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 10/270 Williams Road, Toorak Vic 3142

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$415,000

Median sale price

Median price \$1,380,000

Unit X

Suburb Toorak

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
5/297 Dandenong Rd PRAHRAN 3181	\$410,000	16/03/2017
4/4-6 Powell St SOUTH YARRA 3141	\$401,500	15/07/2017
16/1 Clendon Rd ARMADALE 3143	\$398,000	08/07/2017