



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale:  
2/298 Williams Road,  
TOORAK 3142

1  1  1 

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$275,000 - \$289,000**



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# Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

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# 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

2/298 Williams Road, Toorak Vic 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$275,000 & \$289,000

### Median sale price

Median price \$1,150,000 Property Type Unit Suburb Toorak

Period - From 01/04/2019 to 31/03/2020 Source REIV

### 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 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
1	16/298 Williams Rd, Toorak, Vic 3142, Australia	\$301,000	02/03/2020
2	24/298 Williams Rd, Toorak, Vic 3142, Australia	\$305,000	26/02/2020
3	3/298 Williams Rd TOORAK 3142	\$295,000	05/03/2020

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 six months.~~

This Statement of Information was prepared on:

20/05/2020 10:30



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$275,000 - \$289,000  
**Median Unit Price**  
Year ending March 2020: \$1,150,000

## Comparable Properties

**16/298 Williams Rd, Toorak, Vic 3142,  
Australia (REI)**

**Agent Comments**



**Price:** \$301,000  
**Method:**  
**Date:** 02/03/2020  
**Property Type:** Apartment

**24/298 Williams Rd, Toorak, Vic 3142,  
Australia (REI)**

**Agent Comments**



**Price:** \$305,000  
**Method:**  
**Date:** 26/02/2020  
**Property Type:** Apartment



**3/298 Williams Rd TOORAK 3142 (REI)**

**Agent Comments**



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 05/03/2020  
**Property Type:** Apartment