



Statement of Information

Section 47AF of the Estate Agents Act 1980

Properties offered for sale
Apartments 3, 16, 20 & 24
at 298 Williams Road,
TOORAK 3142

1  1  1 



Jeff Anderson

0411 222 744

jeffa@rosshunt.com.au

Indicative selling price

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

Single Price \$329,500



Kristin Vermeulen

0423 437 996

kristinv@rosshunt.com.au



Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd
A: 99-105 Union Road, Surrey Hills 3127
E: sales@rosshunt.com.au | T: (03) 9830 4044
www.rosshunt.com.au

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address Including suburb and postcode Apartment 3, Apartment 16, Apartment 20 & Apartment 24 / 298 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)

Unit type or class e.g. One bedroom units	Single price
One Bedroom Apartments	\$329,500

Suburb unit median sale price

Median price \$1,100,000 Suburb TOORAK

Period - From 29/01/2019 To 28/01/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the details of the units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class	Address of comparable unit	Price	Date of sale
One bedroom units	1 15/298 Williams Road, Toorak 3142	\$302,000	04/09/2019
	2 22/298 Williams Road, Toorak 3142	\$285,000	13/01/2020
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 29/01/2020