



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 & 25a/298 Williams Road,  
TOORAK

2 2 2 -

Indicative selling price

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

**Range \$650,000 - \$710,000**



**Jeff Anderson**

0411 222 744

[jeffa@rosshunt.com.au](mailto:jeffa@rosshunt.com.au)



**Kristin Vermeulen**

0423 437 996

[kristinv@rosshunt.com.au](mailto: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](mailto:sales@rosshunt.com.au) | T: (03) 9830 4044  
[www.rosshunt.com.au](http://www.rosshunt.com.au)

# 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

25 & 25a/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

\$650,000

&

\$710,000

### Median sale price

Median price

\$927,500

Property Type

Unit

Suburb

Toorak

Period - From

04/08/2019

to

03/08/2020

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		
2		
3		

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:

04/08/2020 16:42

Jeff Anderson  
(03) 9835 1151  
0411 222 744

jeffa@rosshunt.com.au

**Indicative Selling Price**

\$650,000 - \$710,000

**Median Unit Price**

04/08/2019 - 03/08/2020: \$927,500



**Property Type:**

Agent Comments

Two one bedroom, one bathroom apartments on one title. Ideal for conversion by a builder/handyman or investor into one large two bedroom, two living, two bathroom ground floor apartment or invest and rent both out separately. The two apartments are on the one title and cannot be sold separately.

## Comparable Properties

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.