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	2026/199 WILLIAM STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$455,000	&	$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

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 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
1003/199 WILLIAM STREET MELBOURNE VIC 3000	$455,000	12-Oct-24
1219/199 WILLIAM STREET MELBOURNE VIC 3000	$455,000	09-Aug-24
1614/199 WILLIAM STREET MELBOURNE VIC 3000	$450,000	14-May-24

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 6 months.~~

This Statement of Information was prepared on: 12 November 2024

xynergyrealty
xynergycommercial
Lisa Suryawan
P 1300884168
M 0450540168
E lisa.s@xynergy.com.au



1003/199 WILLIAM STREET MELBOURNE VIC 3000

2 2 -

Sold Price RS **$455,000** Sold Date **12-Oct-24**

Distance **0km**



1219/199 WILLIAM STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$455,000** Sold Date **09-Aug-24**

Distance **0km**



1614/199 WILLIAM STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$450,000** Sold Date **14-May-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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