

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 3/22 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$980,000 & \$1,078,000

Median sale price

Median price \$562,500 Property Type Unit Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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	11/39-41 Kensington Rd SOUTH YARRA 3141	\$1,055,000	10/08/2019
2	7/264 Williams Rd TOORAK 3142	\$1,050,000	27/07/2019
3	17/12 Kensington Rd SOUTH YARRA 3141	\$936,000	31/08/2019

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: 25/09/2019 18:59



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties



11/39-41 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 1 1

Price: \$1,055,000
Method: Auction Sale
Date: 10/08/2019
Property Type: Apartment



7/264 Williams Rd TOORAK 3142 (REI) **Agent Comments**

3 2 2

Price: \$1,050,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Townhouse (Res)



17/12 Kensington Rd SOUTH YARRA 3141 (REI) **Agent Comments**

3 1 1

Price: \$936,000
Method: Auction Sale
Date: 31/08/2019
Property Type: Apartment