Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

13/49A Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Jnit		Suburb	South Yarra
Period - From	01/01/2022	to	31/12/2022	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	14/49a Kensington Rd SOUTH YARRA 3141	\$682,000	10/12/2022
2	8/38a Kensington Rd SOUTH YARRA 3141	\$681,000	18/11/2022
3	10/16 Kensington Rd SOUTH YARRA 3141	\$585,000	20/12/2022

OR

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

This Statement of Information was prepared on:	24/01/2023 11:16













Property Type: Flat

Land Size: 2297.277 sqm approx

Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price**

Year ending December 2022: \$605,000

Comparable Properties



14/49a Kensington Rd SOUTH YARRA 3141

(REI)

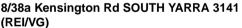
2



Price: \$682,000 Method: Auction Sale Date: 10/12/2022

Property Type: Apartment

Agent Comments











Price: \$681,000

Method: Sold Before Auction

Date: 18/11/2022

Property Type: Apartment

Agent Comments



10/16 Kensington Rd SOUTH YARRA 3141

(REI)

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Price: \$585,000

Property Type: Apartment

Method: Private Sale Date: 20/12/2022

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



