Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4/49a Kensington Road, South Yarra Vic 3141
Including suburb and	-
postcode	

Indicative selling price

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

Single price \$475,000

Median sale price

Median price	\$574,000	Pro	perty Type	Unit		Suburb	South Yarra
Period - From	01/10/2023	to	30/09/2024		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

Address of comparable property		1 1100	Date of Sale
1	4/32 Park Gr RICHMOND 3121	\$455,000	26/10/2024
2	7/13 Motherwell St SOUTH YARRA 3141	\$455,000	27/08/2024
3	501/657 Chapel St SOUTH YARRA 3141	\$478,000	01/08/2024

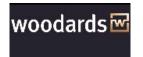
OR

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:	14/11/2024 16:33



Date of sale







Rooms: 2

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$475,000 **Median Unit Price** Year ending September 2024: \$574,000

Comparable Properties



4/32 Park Gr RICHMOND 3121 (REI)

Price: \$455,000 Method: Auction Sale Date: 26/10/2024 **Property Type:** Unit

Agent Comments



7/13 Motherwell St SOUTH YARRA 3141 (REI/VG)







Agent Comments

Price: \$455,000 Method: Private Sale Date: 27/08/2024

Property Type: Apartment



501/657 Chapel St SOUTH YARRA 3141 (REI/VG)



Price: \$478,000

Method: Sold Before Auction

Date: 01/08/2024

Property Type: Apartment

Agent Comments

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





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