

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

4/49a Kensington Road, South Yarra Vic 3141

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

Property 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	Price	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



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)

Agent Comments



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



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)

Agent Comments



Price: \$478,000
Method: Sold Before Auction
Date: 01/08/2024
Property Type: Apartment

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