

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	14/36 Kensington Road, South Yarra Vic 3141
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Indicative selling price

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

Range between	\$680,000	&	\$720,000
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Median sale price

Median price	\$605,000	House		Unit	X	Suburb	South Yarra
Period - From	01/10/2017	to	30/09/2018	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	12/38a Kensington Rd SOUTH YARRA 3141	\$730,000	25/08/2018
2	7/34 Kensington Rd SOUTH YARRA 3141	\$712,000	16/10/2018
3	11/22 Kensington Rd SOUTH YARRA 3141	\$697,500	16/10/2018

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.



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Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

Year ending September 2018: \$605,000

Comparable Properties



12/38a Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Unit



7/34 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$712,000
Method: Sold Before Auction
Date: 16/10/2018
Rooms: -
Property Type: Apartment



11/22 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$697,500
Method: Private Sale
Date: 16/10/2018
Rooms: 3
Property Type: Apartment