

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

7/38a Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$730,000

&

\$770,000

Median sale price

Median price \$655,000

House

Unit

X

Suburb

South Yarra

Period - From 01/04/2018

to

30/06/2018

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	15/34 Kensington Rd SOUTH YARRA 3141	\$790,000	09/09/2018
2	19/47 Rockley Rd SOUTH YARRA 3141	\$770,000	28/04/2018
3	17/51 Caroline St SOUTH YARRA 3141	\$720,000	18/07/2018

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.



2 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



15/34 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 09/09/2018

Rooms: -

Property Type: Apartment



19/47 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$770,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: Apartment



17/51 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Private Sale

Date: 18/07/2018

Rooms: -

Property Type: Apartment