

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Including suburl	dress 7/38a Kens b and tcode	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	Hou	se	Unit	Х		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.

Add	dress 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.

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> **Indicative Selling Price** \$730,000 - \$770,000 **Median Unit Price** June quarter 2018: \$655,000





Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



15/34 Kensington Rd SOUTH YARRA 3141

(REI)

Price: \$790.000 Method: Private Sale Date: 09/09/2018

Rooms: -

Property Type: Apartment

19/47 Rockley Rd SOUTH YARRA 3141 (REI)

Price: \$770,000 Method: Auction Sale Date: 28/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Agent Comments



17/51 Caroline St SOUTH YARRA 3141 (REI)

Price: \$720,000 Method: Private Sale Date: 18/07/2018

Rooms: -

Property Type: Apartment





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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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