

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 13/31 Kensington Road, South Yarra VIC 3141

Indicative selling price

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

Range between \$820,000 & \$850,000

Median sale price

Median price \$591,000 Property type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales

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
9/10 Kensington Road, South Yarra	\$855,000	15/07/2023
17/117 Caroline Street, South Yarra	\$855,000	29/04/2023
1/1A Coolullah Avenue, South Yarra	\$830,000	01/04/2023

This Statement of Information was prepared on: 10 August 2023