

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	17/12 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	\$890,000	&	\$979,000
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Median sale price

Median price	\$562,500	House		Unit	X	Suburb	South Yarra
Period - From	01/04/2019	to	30/06/2019	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	11/39-41 Kensington Rd SOUTH YARRA 3141	\$1,055,000	10/08/2019
2	10/38a Kensington Rd SOUTH YARRA 3141	\$878,500	29/06/2019
3	7/31 Kensington Rd SOUTH YARRA 3141	\$822,000	01/06/2019

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.



3 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$890,000 - \$979,000

Median Unit Price

June quarter 2019: \$562,500

Comparable Properties



11/39-41 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,055,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: Apartment



10/38a Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$878,500

Method: Auction Sale

Date: 29/06/2019

Rooms: -

Property Type: Apartment



7/31 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

3 1 1

Price: \$822,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: Apartment