

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 44 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,100,000 Property type House Suburb South Yarra

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
33 Montalto Avenue, Toorak	\$5,200,000	26/08/2020
8 Montalto Avenue, Toorak	\$5,500,000	25/07/2020

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.

This Statement of Information was prepared on: 16 October 2020