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	6/27 Kensington Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

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

Range between \$410,000	&	\$450,000
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Median sale price

Median price	\$657,500	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	01/10/2020	to	31/12/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	19/393 Toorak Rd SOUTH YARRA 3141	\$435,199	09/12/2020
2	5/43 Kensington Rd SOUTH YARRA 3141	\$429,999	18/10/2020
3	12/22a Rockley Rd SOUTH YARRA 3141	\$410,000	11/02/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/03/2021 11:38









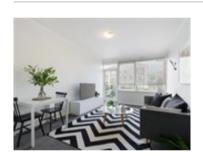
Rooms: 2

Property Type: Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$410,000 - \$450,000 Median Unit Price December quarter 2020: \$657,500

Comparable Properties



19/393 Toorak Rd SOUTH YARRA 3141 (REI/VG)

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Price: \$435,199
Method: Private Sale
Date: 09/12/2020

Property Type: Apartment **Land Size:** 1424 sqm approx

Agent Comments



5/43 Kensington Rd SOUTH YARRA 3141 (VG) Agent Comments

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Price: \$429,999 Method: Sale Date: 18/10/2020

Property Type: Strata Unit/Flat

Agont Comments



12/22a Rockley Rd SOUTH YARRA 3141 (REI)

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Price: \$410,000

Method: Sold Before Auction

Date: 11/02/2021

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



