### 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

17/33 Kensington Road, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$550,000		&		\$599,000	)		
Median sale p	rice							
Median price	\$623,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/01/2022	to	31/03/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	6/80 Cromwell Rd SOUTH YARRA 3141	\$590,000	31/05/2022
2	12/18 Darling St SOUTH YARRA 3141	\$580,000	08/04/2022
3	9/18 Darling St SOUTH YARRA 3141	\$560,000	08/06/2022

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.

This Statement of Information was prepared on:

27/06/2022 22:31



# WE DELIVER ... Biggin Scott

Simon Dale 0425771377 sdale@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$550,000 - \$599,000 Median Unit Price March quarter 2022: \$623,000

# **Comparable Properties**

6/80 Cromwell Rd SOUTH YARRA 3141 (REI) 2 1 1 1 1 Price: \$590,000 Method: Private Sale Date: 31/05/2022 Property Type: Apartment	Agent Comments Small complex within 1km of subject property 2 bedrooms
12/18 Darling St SOUTH YARRA 3141 (REI/VG) 2 1 1 1 1 Price: \$580,000 Method: Private Sale Date: 08/04/2022 Property Type: Apartment	Agent Comments Renovated 2 x bedroom apartment within 1km of subject property
9/18 Darling St SOUTH YARRA 3141 (REI) 2 1 2 1 Price: \$560,000 Method: Private Sale Date: 08/06/2022 Property Type: Unit	Agent Comments Renovated period apartment within 1km of subject property

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata



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