

# 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

12/39-41 Kensington Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$657,500

Property Type Unit

Suburb South Yarra

Period - From 01/10/2020

to 31/12/2020

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	5/9 Tintern Av TOORAK 3142	\$1,170,000	20/03/2021
2	2/12 Kensington Rd SOUTH YARRA 3141	\$995,000	28/01/2021
3	2/49 Kensington Rd SOUTH YARRA 3141	\$900,000	08/11/2020

**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:

15/04/2021 14:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000

**Median Unit Price**  
December quarter 2020: \$657,500

## Comparable Properties



**5/9 Tintern Av TOORAK 3142 (REI)**

Agent Comments



**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** Apartment



**2/12 Kensington Rd SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$995,000  
**Method:** Private Sale  
**Date:** 28/01/2021  
**Property Type:** Apartment



**2/49 Kensington Rd SOUTH YARRA 3141 (VG)** Agent Comments



**Price:** \$900,000  
**Method:** Sale  
**Date:** 08/11/2020  
**Property Type:** Strata Unit/Flat