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Statement of Information

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

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

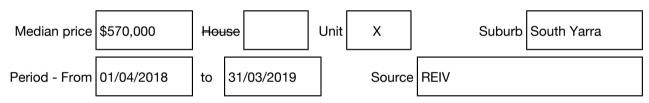
3 |13/16 Kensington Road, South Yarra Vic 3141 4 9

Indicative selling price

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

Range between	\$500,000	&	\$525,000
Range between	\$500,000	&	\$525,000

Median sale price



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	7/22 Darling St SOUTH YARRA 3141	\$522,000	14/03/2019
2	8/32 Davis Av SOUTH YARRA 3141	\$525,000	30/03/2019
3	12/15 Rockley Rd SOUTH YARRA 3141	\$580,000	06/04/2019

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Apartment Land Size: 1885 sqm approx Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Indicative Selling Price \$500,000 - \$525,000 Median Unit Price Year ending March 2019: \$570,000

Comparable Properties

7/22 Darling St SOUTH YARRA 3141 (REI) 2 1 2 Price: \$522,000 Method: Private Sale Date: 14/03/2019 Rooms: - Property Type: Apartment	Agent Comments
8/32 Davis Av SOUTH YARRA 3141 (REI) 2 1 1 1 Price: \$525,000 Method: Auction Sale Date: 30/03/2019 Rooms: - Property Type: Apartment	Agent Comments
12/15 Rockley Rd SOUTH YARRA 3141 (REI) 2 🙀 1 🋱 1	Agent Comments



Price: \$580,000 Method: Auction Sale Date: 06/04/2019

Property Type: Apartment

Rooms: -

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