

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 13/16 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

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

Median sale price

Median price \$570,000 House Unit X Suburb South Yarra

Period - From 01/04/2018 to 31/03/2019 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	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.



2 1 1

Rooms:

Property Type: Apartment

Land Size: 1885 sqm approx

Agent Comments

Comparable Properties



7/22 Darling St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$522,000

Method: Private Sale

Date: 14/03/2019

Rooms: -

Property Type: Apartment



8/32 Davis Av SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$525,000

Method: Auction Sale

Date: 30/03/2019

Rooms: -

Property Type: Apartment



12/15 Rockley Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: Apartment