

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

1/21 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,100,000 Property Type House Suburb South Yarra

Period - From 01/10/2019 to 31/12/2019 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	2a Motherwell St SOUTH YARRA 3141	\$1,650,000	20/11/2019
2			
3			

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: 05/02/2020 14:17

1/21 Kensington Road, South Yarra Vic 3141



 3  2  3

Property Type: Townhouse
(Single)

Land Size: 2653.293 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

December quarter 2019: \$2,100,000

Comparable Properties



2a Motherwell St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  1

Price: \$1,650,000

Method: Private Sale

Date: 20/11/2019

Rooms: 5

Property Type: House (Res)

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.

Account - RT Edgar | P: 03 9826 1000



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.