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

13/27 Kensington Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$660,000		&		\$710,000					
Median sale p	rice									
Median price	\$605,000	Pro	operty Type	Unit			Suburb	South Yarra		
Period - From	01/07/2023	to	30/09/2023		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.

Add	dress of comparable property	Price	Date of sale
1	6/1 Ruabon Rd TOORAK 3142	\$730,000	16/11/2023
2	7/6 Davidson St SOUTH YARRA 3141	\$719,999	01/08/2023
3	13/386 Toorak Rd SOUTH YARRA 3141	\$676,000	05/09/2023

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:

21/11/2023 12:20









Property Type: Divorce/Estate/Family Transfers Agent Comments

Indicative Selling Price \$660,000 - \$710,000 **Median Unit Price** September quarter 2023: \$605,000

Comparable Properties



6/1 Ruabon Rd TOORAK 3142 (REI)



D 1

Price: \$730,000 Method: Sold Before Auction Date: 16/11/2023

Property Type: Unit

Agent Comments

7/6 Davidson St SOUTH YARRA 3141 (VG)

Agent Comments

Agent Comments



Price: \$719,999 Method: Sale Date: 01/08/2023 Property Type: Strata Unit/Flat



13/386 Toorak Rd SOUTH YARRA 3141 (REI/VG)



Price: \$676,000 Method: Private Sale Date: 05/09/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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