

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 between \$660,000 & \$710,000

Median sale price

Median price \$605,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2023 to 30/09/2023 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	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



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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)

Agent Comments

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

7/6 Davidson St SOUTH YARRA 3141 (VG)

Agent Comments

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



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

Agent Comments

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

Account - Jellis Craig | P: 03 9864 5000