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	

Indicative selling price

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

Range between \$600,000	&	\$660,000
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Median sale price

Median price	\$585,000	Pro	perty Type U	nit		Suburb	South Yarra
Period - From	16/01/2023	to	15/01/2024	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	3/38a Kensington Rd SOUTH YARRA 3141	\$683,000	25/11/2023
2	22/16 Kensington Rd SOUTH YARRA 3141	\$655,000	12/09/2023
3	1/17 Myoora Rd TOORAK 3142	\$620,000	24/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/01/2024 17:02







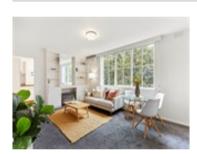


Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 16/01/2023 - 15/01/2024: \$585,000

Comparable Properties



3/38a Kensington Rd SOUTH YARRA 3141

(REI)

— 2

- 1

Price: \$683,000 Method: Auction Sale Date: 25/11/2023

Property Type: Apartment

Agent Comments









Price: \$655,000 Method: Private Sale Date: 12/09/2023

Property Type: Apartment

Agent Comments



1/17 Myoora Rd TOORAK 3142 (REI)

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Price: \$620,000 **Method:** Private Sale **Date:** 24/11/2023

Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999



