

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

24/16 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$590,000

 &

\$640,000

Median sale price

Median price

\$592,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/04/2023

 to

31/03/2024

 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	14/15 Rockley Rd SOUTH YARRA 3141	\$618,000	06/04/2024
2	10/33 Kensington Rd SOUTH YARRA 3141	\$635,000	13/03/2024
3	10/31 Kensington Rd SOUTH YARRA 3141	\$639,500	16/04/2024

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:

03/05/2024 10:42



1
 2 1
 Secure
 under
 cover
 car
 space
 on title

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 Year ending March 2024: \$592,000

Property Type: Apartment (Strata)
 Agent Comments

Comparable Properties



14/15 Rockley Rd SOUTH YARRA 3141 (REI) [Agent Comments](#)

2 1 1

Price: \$618,000
Method: Auction Sale
Date: 06/04/2024
Property Type: Apartment



10/33 Kensington Rd SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$635,000
Method: Sold Before Auction
Date: 13/03/2024
Property Type: Apartment



10/31 Kensington Rd SOUTH YARRA 3141 (REI) [Agent Comments](#)

2 1 1

Price: \$639,500
Method: Private Sale
Date: 16/04/2024
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455