Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 24/49A Kensington Road, South Yarra Vic 3141 |
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Indicative selling price

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

| Range between | \$690,000 | & | \$750,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$592,000 | Pro | perty 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

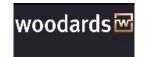
| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 5/411 Toorak Rd TOORAK 3142 | \$760,000 | 30/06/2024 |
| 2 | 12/99 Caroline St SOUTH YARRA 3141 | \$747,500 | 14/03/2024 |
| 3 | 19/49a Kensington Rd SOUTH YARRA 3141 | \$742,500 | 10/02/2024 |

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: | 09/07/2024 13:55 |
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Property Type: Agent Comments

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** Year ending March 2024: \$592,000

Comparable Properties



5/411 Toorak Rd TOORAK 3142 (REI)





Price: \$760,000 Method: Private Sale Date: 30/06/2024

Property Type: Apartment

Agent Comments



12/99 Caroline St SOUTH YARRA 3141

(REI/VG)





Agent Comments

Price: \$747,500 Method: Private Sale Date: 14/03/2024

Property Type: Apartment



19/49a Kensington Rd SOUTH YARRA 3141

(REI)

-2



Price: \$742,500 Method: Auction Sale Date: 10/02/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



