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

3/2 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between $1,250,000 & $1,375,000

Median sale price

| Median price | $603,750 | Property Type | Unit | Suburb | South Yarra |
| Period - From | 01/10/2023 | to | 31/12/2023 | 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	2/380 Toorak Rd SOUTH YARRA 3141	$1,500,000	23/11/2023
2	705/101 River St SOUTH YARRA 3141	$1,340,000	03/02/2024
3	9/2 Tintern Av TOORAK 3142	$1,210,000	16/09/2023

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: 21/02/2024 10:56

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🛏 **3** 🛁 **2** 🚗 **3**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median Unit Price
December quarter 2023: $603,750

Comparable Properties

2/380 Toorak Rd SOUTH YARRA 3141 (REI)

🛏 **3** 🛁 **2** 🚗 **2**

Price: $1,500,000
Method: Private Sale
Date: 23/11/2023
Property Type: Apartment

Agent Comments

705/101 River St SOUTH YARRA 3141 (REI)

🛏 **2** 🛁 **2** 🚗 **2**

Price: $1,340,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Unit

Agent Comments

9/2 Tintern Av TOORAK 3142 (REI/VG)

🛏 **3** 🛁 **2** 🚗 **1**

Price: $1,210,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9864 5000