

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 7/43 Kensington Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 13/12/2022 to 12/12/2023 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	1004/800 Chapel St SOUTH YARRA 3141	\$500,000	13/09/2023
2	3/22a Rockley Rd SOUTH YARRA 3141	\$490,000	13/07/2023
3	114/657 Chapel St SOUTH YARRA 3141	\$481,000	24/10/2023

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: 13/12/2023 09:53

7/43 Kensington Road, South Yarra Vic 3141



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

13/12/2022 - 12/12/2023: \$585,000

Comparable Properties



1004/800 Chapel St SOUTH YARRA 3141 (VG) **Agent Comments**

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Price: \$500,000

Method: Sale

Date: 13/09/2023

Property Type: Strata Unit/Flat



3/22a Rockley Rd SOUTH YARRA 3141 (VG) **Agent Comments**

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Price: \$490,000

Method: Sale

Date: 13/07/2023

Property Type: Strata Unit/Flat



114/657 Chapel St SOUTH YARRA 3141 (REI) **Agent Comments**

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Price: \$481,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment

Account - McGrath South Yarra



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