

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

8/22 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

\$750,000

 &

\$825,000

Median sale price

Median price

\$585,000

 Property Type

Unit

 Suburb

South Yarra

Period - From

01/07/2022

 to

30/06/2023

 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	5/24 Tintern Av TOORAK 3142	\$807,000	22/07/2023
2	1/122 Williams Rd PRAHRAN 3181	\$785,000	08/06/2023
3	8/120 Caroline St SOUTH YARRA 3141	\$770,000	03/06/2023

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:

07/08/2023 11:38



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
Year ending June 2023: \$585,000

Comparable Properties



5/24 Tintern Av TOORAK 3142 (REI)



Agent Comments

Older style block, similar accommodation.

Price: \$807,000
Method: Auction Sale
Date: 22/07/2023
Property Type: Unit



1/122 Williams Rd PRAHRAN 3181 (REI)



Agent Comments

Older style block, similar accommodation.

Price: \$785,000
Method: Private Sale
Date: 08/06/2023
Property Type: Unit



8/120 Caroline St SOUTH YARRA 3141 (REI)



Agent Comments

Older style block, similar accommodation.

Price: \$770,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit