Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/22 Kensington Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$750,000		&		\$825,000				
Median sale price									
Median price	\$585,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/07/2022	to	30/06/2023	5	So	urce	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.

Ad	dress 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



BigginScott^{*}

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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) 2 1 1 1 1 Price: \$807,000 Method: Auction Sale Date: 22/07/2023 Property Type: Unit	Agent Comments Older style block, similar accommodation.
1/122 Williams Rd PRAHRAN 3181 (REI) 2 1 1 1 1 Price: \$785,000 Method: Private Sale Date: 08/06/2023 Property Type: Unit	Agent Comments Older style block, similar accommodation.
8/120 Caroline St SOUTH YARRA 3141 (REI) 2 1 1 1 1 Price: \$770,000 Method: Auction Sale Date: 03/06/2023 Property Type: Unit	Agent Comments Older style block, similar accommodation.

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propertydata

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