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<br>Including suburb and postcode | 9/19 Kensington Road, South Yarra Vic 3141 |

## Indicative selling price

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

Range between $590,000 & $630,000

## Median sale price

Median price $665,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2021 to 30/06/2021 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 | 20/36 Grange Rd TOORAK 3142 | $620,000 | 27/05/2021 |
| 2 | 403/89 River St SOUTH YARRA 3141 | $632,500 | 24/04/2021 |
| 3 | 1/49 Osborne St SOUTH YARRA 3141 | $580,000 | 20/03/2021 |

**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: 30/07/2021 17:35

# 9/19 Kensington Road, South Yarra Vic 3141



1 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$590,000 - $630,000
**Median Unit Price**
June quarter 2021: $665,000

## Comparable Properties



**20/36 Grange Rd TOORAK 3142 (REI/VG)**

1 1 1

**Price:** $620,000
**Method:** Sold Before Auction
**Date:** 27/05/2021
**Property Type:** Apartment

Agent Comments



**403/89 River St SOUTH YARRA 3141 (REI/VG)**

1 1 1

**Price:** $632,500
**Method:** Auction Sale
**Date:** 24/04/2021
**Property Type:** Apartment

Agent Comments

building has facilities



**1/49 Osborne St SOUTH YARRA 3141 (REI/VG)**

1 1 1

**Price:** $580,000
**Method:** Auction Sale
**Date:** 20/03/2021
**Property Type:** Apartment

Agent Comments

**Account** - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.