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 | 18/12 Kensington Road, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $865,000

## Median sale price

Median price $630,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2021 to 30/09/2022 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 | 5/38 Macfarlan St SOUTH YARRA 3141 | $900,000 | 03/07/2022 |
| 2 | 3/14-18 Howitt St SOUTH YARRA 3141 | $850,000 | 08/09/2022 |
| 3 | 5/41 Park St SOUTH YARRA 3141 | $835,000 | 27/07/2022 |

**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: 21/10/2022 15:10

# 18/12 Kensington Road, South Yarra Vic 3141



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$865,000
**Median Unit Price**
Year ending September 2022: $630,000

## Comparable Properties



**5/38 Macfarlan St SOUTH YARRA 3141 (REI/VG)**

2 1 1

**Price:** $900,000
**Method:** Private Sale
**Date:** 03/07/2022
**Property Type:** Apartment

Agent Comments



**3/14-18 Howitt St SOUTH YARRA 3141 (REI)**

2 1 2

**Price:** $850,000
**Method:** Sold Before Auction
**Date:** 08/09/2022
**Property Type:** Unit

Agent Comments




**5/41 Park St SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $835,000
**Method:** Private Sale
**Date:** 27/07/2022
**Property Type:** Apartment

Agent Comments

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

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