

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	1 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

Single price	\$3,195,000
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Median sale price

Median price	\$1,856,000	House	X	Unit		Suburb	South Yarra
Period - From	01/01/2017	to	31/12/2017	Source	REIV		

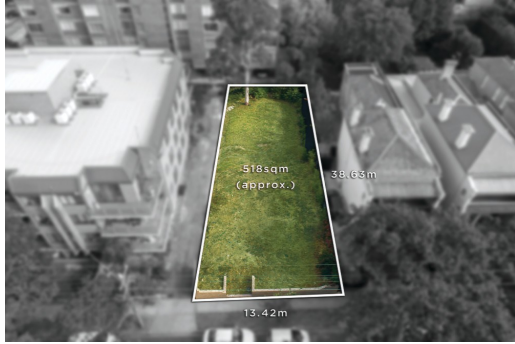
Comparable property sales (*Delete A or B below as applicable)

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	7 Tahara Rd TOORAK 3142	\$3,200,000	24/02/2018
2	30 Palermo St SOUTH YARRA 3141	\$3,030,000	17/02/2018
3	1 Stanhope Ct SOUTH YARRA 3141	\$3,000,000	24/02/2018

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.



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Rooms:
Property Type: Land (Res)
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$3,195,000
Median House Price
Year ending December 2017: \$1,856,000

Comparable Properties



7 Tahara Rd TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$3,200,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)



30 Palermo St SOUTH YARRA 3141 (REI)

Agent Comments

4 1 1

Price: \$3,030,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)



1 Stanhope Ct SOUTH YARRA 3141 (REI)

Agent Comments

4 2 2

Price: \$3,000,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 430 sqm approx