

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 29/16 KENSINGTON ROAD, SOUTH YARRA VIC 3141

Indicative selling price

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

Single price \$715,000

Median sale price

Median price \$651,000

Property type UNIT

Suburb SOUTH YARRA

Period - From MAY 2022

to

MAY 2023

Source DOMAIN

Comparable property sales

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. 1/7 ORMSBY GROVE, TOORAK VIC 3142 | \$740,000 | 20/2/2023 |
| 2. 17/30 MURPHY STREET, SOUTH YARRA VIC 3141 | \$815,000 | 13/5/2023 |
| 3. 3/145 WALSH STREET, SOUTH YARRA VIC 3141 | \$781,000 | 4/2/2023 |

This Statement of Information was prepared on: 30/5/2023