



**Rooms:**

**Property Type:** Apartment

**Agent Comments**

A light filled home that ticks all the boxes, this large first floor apartment is only moments from Chapel Street and is sure to appeal to both first home buyers and savvy investors alike. Superbly located between Toorak Rd and the Yarra River and boasting fresh interiors.

## Comparable Properties



**14/43 Rockley Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$705,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** 3

**Property Type:** Apartment



**26/30 Murphy St SOUTH YARRA 3141 (VG)**

**Agent Comments**



**Price:** \$675,500

**Method:** Sale

**Date:** 28/02/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**15/33 Kensington Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**



**Price:** \$675,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** -

**Property Type:** Apartment

## 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 9/31 Kensington Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$652,000 Unit X Suburb South Yarra

Period - From 01/04/2017 to 30/06/2017 Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14/43 Rockley Rd SOUTH YARRA 3141	\$705,000	01/04/2017
26/30 Murphy St SOUTH YARRA 3141	\$675,500	28/02/2017
15/33 Kensington Rd SOUTH YARRA 3141	\$675,000	13/04/2017