

Jesse Raeburn 95314111

Median Unit Price

June quarter 2017: \$652,000

0415061366 jraeburn@wilsonagents.com.au **Indicative Selling Price** \$640,000 - \$700,000





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



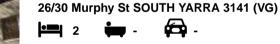
14/43 Rockley Rd SOUTH YARRA 3141 (REI)



Price: \$705,000 Method: Auction Sale Date: 01/04/2017 Rooms: 3 Property Type: Apartment

Agent Comments

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)



Price: \$675,000 Method: Private Sale Date: 13/04/2017 Rooms: -Property Type: Apartment Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

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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 9/31 Kensington Road, South Yarra Vic 3141 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$640,000			&	\$700,000	
Median sale p	rice					
Median price	\$652,000		Unit	х	Subur	o South Yarra
Period - From	01/04/2017	to	30/06	6/2017	Source REI	V

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

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propertydata

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