

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

1/63-71 EASTWOOD STREET KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Kensington

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 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

1/55 WELLINGTON STREET FLEMINGTON VIC 3031	\$400,000	02-Nov-23
2/1-17 THE LAIRIDGE KENSINGTON VIC 3031	\$415,000	10-Feb-24
14/125-135 MOOLTAN STREET TRAVANCORE VIC 3032	\$440,000	14-Nov-23

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 6 months.

This Statement of Information was prepared on: 29 February 2024

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**1/55 WELLINGTON STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$400,000** Sold Date **02-Nov-23**

Distance **0.54km**



**2/1-17 THE LAIRIDGE KENSINGTON
VIC 3031**

1 1 1

Sold Price ^{RS} **\$415,000** Sold Date **10-Feb-24**

Distance **0.57km**



**14/125-135 MOOLTAN STREET
TRAVANCORE VIC 3032**

1 1 1

Sold Price **\$440,000** Sold Date **14-Nov-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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