

# 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

37 Mcconnell Street, Kensington Vic 3031

### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,080,000

Property Type

House

Suburb

Kensington

Period - From

01/07/2024

to

30/09/2024

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	17 Gordon Cr KENSINGTON 3031	\$1,182,500	31/10/2024
2	59 Middle St ASCOT VALE 3032	\$1,165,000	31/08/2024
3	33 South St ASCOT VALE 3032	\$1,130,000	16/08/2024

**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.~~

This Statement of Information was prepared on:

13/11/2024 11:37

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**Property Type:** House (Res)  
**Land Size:** 162 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2024: \$1,080,000

## Comparable Properties



17 Gordon Cr KENSINGTON 3031 (REI)

**Agent Comments**

3 1 -

**Price:** \$1,182,500  
**Method:** Sold Before Auction  
**Date:** 31/10/2024  
**Property Type:** House



59 Middle St ASCOT VALE 3032 (REI/VG)

**Agent Comments**

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**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 280 sqm approx



33 South St ASCOT VALE 3032 (REI/VG)

**Agent Comments**

3 1 -

**Price:** \$1,130,000  
**Method:** Sold Before Auction  
**Date:** 16/08/2024  
**Property Type:** House (Res)  
**Land Size:** 214 sqm approx