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	37 Mcconnell Street, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,080,000	Pro	perty 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.

Ad	dress 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



WHITEFOX

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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)

Price: \$1,182,500

Method: Sold Before Auction

Date: 31/10/2024 Property Type: House **Agent Comments**



59 Middle St ASCOT VALE 3032 (REI/VG)





Agent Comments

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)





Price: \$1,130,000

Method: Sold Before Auction

Date: 16/08/2024

Property Type: House (Res) Land Size: 214 sqm approx **Agent Comments**

Account - Whitefox Real Estate | P: 96459699





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