

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

308/71 HENRY 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2022

to

31 Aug 2023

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

209/71 HENRY STREET KENSINGTON VIC 3031	\$535,000	14-Jun-23
104/40 ALTONA STREET KENSINGTON VIC 3031	\$564,000	18-Apr-23
321/77 HOBSONS ROAD KENSINGTON VIC 3031	\$540,000	02-Jun-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: 02 September 2023

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209/71 HENRY STREET KENSINGTON VIC 3031

2 2 1

Sold Price **\$535,000** Sold Date **14-Jun-23**

Distance **0km**



104/40 ALTONA STREET KENSINGTON VIC 3031

2 2 1

Sold Price **\$564,000** Sold Date **18-Apr-23**

Distance **0.19km**



321/77 HOBSONS ROAD KENSINGTON VIC 3031

2 2 1

Sold Price ^{RS} **\$540,000** Sold Date **02-Jun-23**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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