

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

2/11 Smith 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

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2019

to

31 Jan 2020

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

211/255 Racecourse Road Kensington VIC 3031	\$470,000	21-Sep-19
16/8 Mawbey Street Kensington VIC 3031	\$500,000	26-Oct-19
11/42-44 Shiel Street North Melbourne VIC 3051	\$475,000	16-Nov-19

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: 26 February 2020



**211/255 Racecourse Road
Kensington VIC 3031**

2 1 1

Sold Price

\$470,000

Sold Date

21-Sep-19

Distance

0.3km



16/8 Mawbey Street Kensington VIC 3031

2 1 1

Sold Price

\$500,000

Sold Date

26-Oct-19

Distance

0.75km

11/42 SHIEL STREET, NORTH MELBOURNE



**11/42-44 Shiel Street North
Melbourne VIC 3051**

2 1 1

Sold Price

^{RS} **\$475,000**

Sold Date

16-Nov-19

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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