

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

8/80 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

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2023

to

31 Aug 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

306/72 ALTONA STREET KENSINGTON VIC 3031	\$581,100	08-Jun-24
403/72 ALTONA STREET KENSINGTON VIC 3031	\$563,500	10-Sep-24
611/77 HOBSONS ROAD KENSINGTON VIC 3031	\$590,000	24-May-24

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.~~

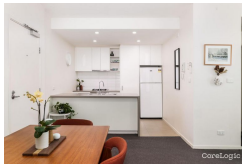
This Statement of Information was prepared on: 12 September 2024

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**306/72 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$581,100Sold Date **08-Jun-24**

Distance

0.14km**403/72 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

^{RS} **\$563,500**Sold Date **10-Sep-24**

Distance

0.14km**611/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$590,000Sold Date **24-May-24**

Distance

0.81km**RS** = Recent sale**UN** = Undisclosed Sale

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