

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

16 Tennyson 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

\$1,150,000

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Kensington

Period-from

01 Jul 2020

to

30 Jun 2021

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

11 Southey Street Kensington VIC 3031	\$1,135,000	07-Feb-21
242 Bellair Street Kensington VIC 3031	\$1,265,000	06-Feb-21
78 Barnett Street Kensington VIC 3031	\$1,200,000	06-Apr-21

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: 19 July 2021

EDWARD THOMAS

ESTATE AGENTS

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11 Southey Street Kensington VIC 3031

Sold Price

\$1,135,000

Sold Date

07-Feb-21

2

1

1

Distance

0.08km



242 Bellair Street Kensington VIC 3031

Sold Price

\$1,265,000

Sold Date

06-Feb-21

2

1

1

Distance

0.17km



78 Barnett Street Kensington VIC 3031

Sold Price

\$1,200,000

Sold Date

06-Apr-21

2

1

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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