

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

92 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,135,000

Property type

Business

Suburb

Kensington

Period-from

01 Aug 2019

to

31 Jul 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

94 Tennyson Street Kensington VIC 3031	\$1,168,000	11-Jul-20
48 Bellair Street Kensington VIC 3031	\$1,075,000	14-Jun-20
42 Lambeth Street Kensington VIC 3031	\$1,106,500	30-Apr-20

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: 05 August 2020



94 Tennyson Street Kensington VIC 3031

Sold Price

RS

\$1,168,000

Sold Date

11-Jul-20

3

1

1

Distance

-



48 Bellair Street Kensington VIC 3031

Sold Price

\$1,075,000

Sold Date

14-Jun-20

2

1

-

Distance

0.98km

42 Lambeth Street Kensington VIC 3031

Sold Price

\$1,106,500

Sold Date

30-Apr-20

2

1

-

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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