

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

60 Collett 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

\$1,060,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,103,250

Property type

House

Suburb

Kensington

Period-from

01 Apr 2020

to

31 Mar 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

115 Eastwood Street Kensington VIC 3031	\$975,000	20-Feb-21
23 Collett Street Kensington VIC 3031	\$1,000,000	01-Mar-21
141 Eastwood Street Kensington VIC 3031	\$980,000	21-Jan-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: 27 April 2021

EDWARD THOMAS

ESTATE AGENTS

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



115 Eastwood Street Kensington VIC 3031

2 1 1

Sold Price

^{RS}

\$975,000

Sold Date

20-Feb-21

Distance

0.2km



23 Collett Street Kensington VIC 3031

2 1 1

Sold Price

^{RS}

\$1,000,000

Sold Date

01-Mar-21

Distance

0.28km



141 Eastwood Street Kensington VIC 3031

2 1 1

Sold Price

\$980,000

Sold Date

21-Jan-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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