

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

9 FISKEN PLACE 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

\$1,200,000

&

\$1,300,000

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

2A BARNETT STREET KENSINGTON VIC 3031	\$1,195,000	31-Aug-24
17 NOTTINGHAM STREET KENSINGTON VIC 3031	\$1,265,000	11-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: 24 September 2024

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**2A BARNETT STREET
KENSINGTON VIC 3031** 3  2  1Sold Price ^{RS} **\$1,195,000** Sold Date **31-Aug-24**Distance **0.93km****17 NOTTINGHAM STREET
KENSINGTON VIC 3031** 3  2  1Sold Price **\$1,265,000** Sold Date **11-May-24**Distance **0.99km****RS** = Recent sale**UN** = Undisclosed Sale

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