

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/32 KENMARE STREET MONT ALBERT VIC 3127

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

\$910,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Unit

Suburb

Mont Albert

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/52 WINDSOR CRESCENT SURREY HILLS VIC 3127	\$925,000	15-Jul-21
16/1 NANGNAK LANE MONT ALBERT VIC 3127	\$900,000	16-Jul-21
4/55 YARRBAT AVENUE BALWYN VIC 3103	\$900,000	10-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**3/52 WINDSOR CRESCENT
SURREY HILLS VIC 3127**

2 1 1

Sold Price **\$925,000** Sold Date **15-Jul-21**

Distance **1.34km**



**16/1 NANGNAK LANE MONT
ALBERT VIC 3127**

2 1 2

Sold Price **\$900,000** Sold Date **16-Jul-21**

Distance **0.42km**



**4/55 YARRBAT AVENUE BALWYN
VIC 3103**

3 1 2

Sold Price Sold Date **10-Mar-21**

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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