

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

12/11 SMITH 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2021

to

30 Jun 2022

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

13/11 SMITH STREET KENSINGTON VIC 3031	\$637,000	29-Jun-21
9/11 SMITH STREET KENSINGTON VIC 3031	\$626,000	21-Oct-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: 06 July 2022

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**13/11 SMITH STREET KENSINGTON
VIC 3031**

Sold Price

\$637,000

Sold Date

29-Jun-21

2



1



1

Distance

-

**9/11 SMITH STREET KENSINGTON
VIC 3031**

Sold Price

\$626,000

Sold Date

21-Oct-21

3



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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