

## 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

232 BELLAIR STREET KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Kensington

Period-from

01 Oct 2022

to

30 Sep 2023

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

5 ALBERMARLE STREET KENSINGTON VIC 3031	\$1,030,000	30-Aug-23
23 ALBERMARLE STREET KENSINGTON VIC 3031	\$1,080,000	10-May-23
76 TENNYSON STREET KENSINGTON VIC 3031	\$1,050,000	16-Sep-23

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: 30 October 2023



### 5 ALBERMARLE STREET KENSINGTON VIC 3031

2 1 -

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **30-Aug-23**

Distance **0.24km**



### 23 ALBERMARLE STREET KENSINGTON VIC 3031

2 1 -

Sold Price **\$1,080,000** Sold Date **10-May-23**

Distance **0.23km**



### 76 TENNYSON STREET KENSINGTON VIC 3031

2 1 1

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **16-Sep-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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