

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

44/8 Howlett 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2020

to

28 Feb 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

31/8 Howlett Street Kensington VIC 3031	\$495,000	25-Sep-20
1/2 Howlett Street Kensington VIC 3031	\$522,500	05-Dec-20
307/80 Speakmen Street Kensington VIC 3031	\$490,000	18-Feb-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: 23 March 2021

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31/8 Howlett Street Kensington VIC 3031 Sold Price **\$495,000** Sold Date **25-Sep-20**

2 1 2

Distance -



1/2 Howlett Street Kensington VIC 3031 Sold Price **\$522,500** Sold Date **05-Dec-20**

2 1 1

Distance **0.08km**



307/80 Speakmen Street Kensington VIC 3031 Sold Price ^{RS} **\$490,000** Sold Date **18-Feb-21**

2 2 1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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