

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 33 Westbourne Road., Kensington, VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$1,900,000

&

\$2,090,000

Median sale price

Median price

\$1,219,000

Property Type

House

Suburb

Kensington (3031)

Period - From

11/07/2021

to

11/07/2022

Source

REA

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
27 HURTLE STREET, ASCOT VALE VIC 3032	\$1,880,000	25/06/2022
66 COLLETT STREET, KENSINGTON VIC 3031	\$1,930,000	18/05/2022
18 HAROLD STREET, ASCOT VALE VIC 3032	\$1,880,000	14/05/2022

This Statement of Information was prepared on: 11/07/2022