

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 35/8-32 Howlett Street, Kensington, VIC 3031

Indicative selling price

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

Price Range

\$450,000

&

\$490,000

Median sale price

Median price

\$500,500

Property Type

House

Suburb

Kensington (3031)

Period - From

09/12/2023

to

09/12/2024

Source

Realestate.com.au

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

36/20 HOWLETT STREET, KENSINGTON VIC 3031

\$480,000

09/11/2024

27/1 GATEHOUSE DRIVE, KENSINGTON VIC 3031

\$470,000

27/11/2024

10/8 MAWBEY STREET, KENSINGTON VIC 3031

\$485,000

01/11/2024

This Statement of Information was prepared on: 13/01/2025