

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

31-33 Merino Mews 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Kensington

Period-from

01 May 2020

to

30 Apr 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

208 Stockmans Way Kensington VIC 3031	\$780,000	19-Mar-21
22 The Crescent Kensington VIC 3031	\$850,000	31-Oct-20
177-179 The Crescent Kensington VIC 3031	\$1,005,000	20-Mar-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: 10 May 2021

EDWARD THOMAS

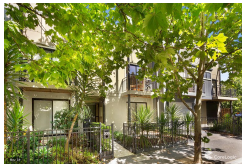
ESTATE AGENTS

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208 Stockmans Way Kensington VIC 3031

2 2 1

Sold Price

\$780,000

Sold Date

19-Mar-21

Distance

0.05km



22 The Crescent Kensington VIC 3031

2 1 1

Sold Price

\$850,000

Sold Date

31-Oct-20

Distance

0.17km



177-179 The Crescent Kensington VIC 3031

2 2 1

Sold Price

^{RS} **\$1,005,000**

Sold Date

20-Mar-21

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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