

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

26 Cornish Lane 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Kensington

Period-from

01 Jan 2020

to

31 Dec 2020

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

44 Cornish Lane Kensington VIC 3031	\$980,000	28-Oct-20
15 Sherwin Street Kensington VIC 3031	\$875,000	25-Mar-20
3/73 Edinburgh Street Flemington VIC 3031	\$945,000	28-Nov-20

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: 19 January 2021



44 Cornish Lane Kensington VIC 3031

3 2 1

Sold Price

\$980,000

Sold Date **28-Oct-20**

Distance **0.06km**



15 Sherwin Street Kensington VIC 3031

3 1 1

Sold Price

\$875,000

Sold Date **25-Mar-20**

Distance **0.16km**



3/73 Edinburgh Street Flemington VIC 3031

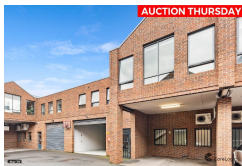
3 2 1

Sold Price

^{RS} **\$945,000**

Sold Date **28-Nov-20**

Distance **0.93km**



4/27 Ascot Vale Road Flemington VIC 3031

- - 2

Sold Price

\$800,000

Sold Date **02-Apr-20**

Distance **1.02km**



3/41 Sandown Road Ascot Vale VIC 3032

3 1 1

Sold Price

^{RS} **\$890,000**

Sold Date **12-Nov-20**

Distance **1.13km**



3/1 Ascot Street Ascot Vale VIC 3032

3 2 2

Sold Price

\$994,000

Sold Date **11-Aug-20**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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**4/1A Tunbridge Street Flemington
VIC 3031**

Sold Price

\$938,000

Sold Date **12-May-20**

3 2 1

Distance **1.45km**



**2/21 Fisher Parade Ascot Vale VIC
3032**

Sold Price

\$970,000

Sold Date **02-Jun-20**

3 2 2

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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