

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 11 Durham Street, Kensington, VIC 3031

Indicative selling price

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

Price Range \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Kensington (3031)

Period - From 01/09/2022 to 31/08/2023 Source Corelogic

Comparable property sales

A 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
76 TENNYSON STREET, KENSINGTON VIC 3031	\$1,050,000	16/09/2023
23 ALBERMARLE STREET, KENSINGTON VIC 3031	\$1,080,000	10/05/2023
50 SMITH STREET, KENSINGTON VIC 3031	\$1,050,000	18/03/2023

This Statement of Information was prepared on: 28/09/2023