

## 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

4 BIRCH LANE KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2022

to

31 Mar 2023

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

42 LITTLE BENDALL STREET KENSINGTON VIC 3031	\$801,000	16-Feb-23
33 GOLDSBROUGH WALK KENSINGTON VIC 3031	\$838,000	12-Jan-23
4/26 COOPERS LANE KENSINGTON VIC 3031	\$810,000	17-Dec-22

OR

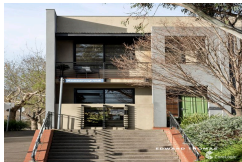
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 April 2023


**42 LITTLE BENDALL STREET  
KENSINGTON VIC 3031**

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 Sold Price **\$801,000** Sold Date **16-Feb-23**

 Distance **0.43km**

**33 GOLDSBROUGH WALK  
KENSINGTON VIC 3031**

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 Sold Price **\$838,000** Sold Date **12-Jan-23**

 Distance **0.51km**

**4/26 COOPERS LANE  
KENSINGTON VIC 3031**

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 Sold Price **\$810,000** Sold Date **17-Dec-22**

 Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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