

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

6/93-97 Eastwood Street 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,250

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2020

to

31 Aug 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

13/93-97 Eastwood Street Kensington VIC 3031	\$540,000	11-Feb-21
8/93-97 Eastwood Street Kensington VIC 3031	\$580,000	09-Nov-20
9/93-97 Eastwood Street Kensington VIC 3031	\$540,000	11-Feb-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.~~

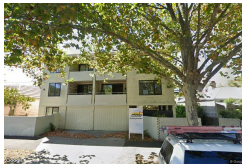
This Statement of Information was prepared on: 27 September 2021

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**13/93-97 Eastwood Street
Kensington VIC 3031**

2 - -

Sold Price **\$540,000** Sold Date **11-Feb-21**

Distance -



**8/93-97 Eastwood Street
Kensington VIC 3031**

2 1 2

Sold Price **\$580,000** Sold Date **09-Nov-20**

Distance -



**9/93-97 Eastwood Street
Kensington VIC 3031**

2 1 1

Sold Price **\$540,000** Sold Date **11-Feb-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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