

## 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

97 BARNETT STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

\$939,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,236,250

Property type

House

Suburb

Kensington

Period-from

01 Dec 2021

to

30 Nov 2022

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

43 DERBY STREET KENSINGTON VIC 3031	\$1,050,000	12-May-22
25 MCCONNELL STREET KENSINGTON VIC 3031	\$999,000	18-Jun-22
63 MCCRACKEN STREET KENSINGTON VIC 3031	\$990,000	16-May-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: 01 December 2022

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## 43 DERBY STREET KENSINGTON VIC 3031

3 1 1

Sold Price **\$1,050,000** Sold Date **12-May-22**

Distance **0.45km**



## 25 MCCONNELL STREET KENSINGTON VIC 3031

2 1 1

Sold Price **\$999,000** Sold Date **18-Jun-22**

Distance **0.48km**



## 63 MCCRACKEN STREET KENSINGTON VIC 3031

2 1 -

Sold Price **\$990,000** Sold Date **16-May-22**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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