

## 77 Barnett Street, Kensington Vic 3031



**2 Bed 1 Bath - Car**

**Property Type:** House (Res)

**Land Size:** 144 sqm approx

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

December quarter 2023:

\$1,072,500

## Comparable Properties



**9 Peckville Street, North Melbourne 3051 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 83 sqm approx

**Agent Comments:** Smaller land size, with an inferior floorplan.



**50 Kensington Road, Kensington 3031 (REI)**

**2 Bed 1 Bath - Car**

**Price:** \$865,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** sqm approx

**Agent Comments:** Comparable condition, with inferior floorplan.



**5 Eastwood Street, Kensington 3031 (REI/VG)**

**2 Bed 1 Bath - Car**

**Price:** \$860,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 130 sqm approx

**Agent Comments:** Victorian single front in superior condition. Renovations throughout.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

77 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)

Range between

\$850,000

&

\$900,000

#### Median sale price

Median price

\$1,072,500

House

x

Suburb

Kensington

Period - From

01/10/2023

to

31/12/2023

Source

REIV

#### Comparable property sales

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
9 Peckville Street, NORTH MELBOURNE 3051	\$880,000	02/09/2023
50 Kensington Road, KENSINGTON 3031	\$865,000	09/12/2023
5 Eastwood Street, KENSINGTON 3031	\$860,000	20/10/2023

This Statement of Information was prepared on:

01/02/2024 11:49