

## 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 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

\$625,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,223,000

Property type

House

Suburb

Kensington

Period-from

01 May 2022

to

30 Apr 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

35 MCALLISTER MEWS KENSINGTON VIC 3031	\$626,000	08-Feb-23
11 SMITHFIELD ROAD KENSINGTON VIC 3031	\$610,000	19-Mar-23

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.

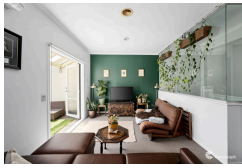
This Statement of Information was prepared on: 03 May 2023

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au

**35 MCALLISTER MEWS  
KENSINGTON VIC 3031** 1  1  1

Sold Price

**\$626,000**

Sold Date

**08-Feb-23**

Distance

**0.09km****11 SMITHFIELD ROAD KENSINGTON  
VIC 3031** 1  1  1

Sold Price

**\$610,000**

Sold Date

**19-Mar-23**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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