

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

42/8 Howlett 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2019

to

31 Mar 2020

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

5/1-13 Gatehouse Drive Kensington VIC 3031	\$475,000	22-Nov-19
405/60 Speakmen Street Kensington VIC 3031	\$485,000	08-Feb-20
2/11 Smith Street Kensington VIC 3031	\$535,000	28-Mar-20

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: 20 April 2020



5/13 Gatehouse Drive Kensington VIC 3031

Sold Price **\$475,000** Sold Date **22-Nov-19**

2 1 2

Distance **0.27km**



405/60 Speakmen Street Kensington VIC 3031

Sold Price **\$485,000** Sold Date **08-Feb-20**

1 2 1

Distance **0.68km**



2/11 Smith Street Kensington VIC 3031

Sold Price **\$535,000** Sold Date **28-Mar-20**

2 1 1

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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