



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

33 Westbourne Road, Kensington, VIC 3031

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$850,000 & \$920,000

MEDIAN SALE PRICE

Median price \$990,000 | House | Kensington (3031)

Period - From 1 February 2018 to 1 February 2019 | Source - realestate.com

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
14 RANKINS ROAD, KENSINGTON VIC 3031	\$859,888	17/11/2018
26 TENNYSON STREET, KENSINGTON VIC 3031	\$846,500	01/12/2018
25 ROBERTSON STREET, KENSINGTON VIC 3031	\$855,000	20/12/2018