

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

11 SMITHFIELD ROAD 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2022

to

31 Jan 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

26 CRICHTON LANE KENSINGTON VIC 3031	\$617,000	17-Sep-22
35 MCALLISTER MEWS KENSINGTON VIC 3031	\$626,000	08-Feb-23
12-14 BRADFIELD LANE KENSINGTON VIC 3031	\$597,500	01-Oct-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.~~

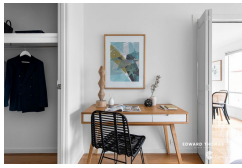
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26 CRICHTON LANE KENSINGTON VIC 3031

Sold Price

\$617,000

Sold Date

17-Sep-22

1

1

1

Distance

0.47km



35 MCALLISTER MEWS KENSINGTON VIC 3031

Sold Price

^{RS} **\$626,000**

Sold Date

08-Feb-23

1

1

1

Distance

0.57km



12-14 BRADFIELD LANE KENSINGTON VIC 3031

Sold Price

\$597,500

Sold Date

01-Oct-22

1

2

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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