

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

8 Westbourne Road, Kensington Vic 3031

Indicative selling price

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

Range between

\$840,000

&

\$900,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Kensington

Period - From

10/02/2021

to

09/02/2022

Source

REIV

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 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
1	39-41 Merino Mews KENSINGTON 3031	\$900,000	29/11/2021
2	20/162 Stockmans Way KENSINGTON 3031	\$850,000	31/01/2022
3	38 Rourke La KENSINGTON 3031	\$850,000	29/01/2022

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 six months.~~

This Statement of Information was prepared on:

10/02/2022 09:05

8 Westbourne Road, Kensington Vic 3031



 2  1  1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$840,000 - \$900,000

Median Townhouse Price

10/02/2021 - 09/02/2022: \$1,000,000

Comparable Properties



39-41 Merino Mews KENSINGTON 3031 (REI)

Agent Comments

 2  1  1

Price: \$900,000

Method: Auction Sale

Date: 29/11/2021

Property Type: House



20/162 Stockmans Way KENSINGTON 3031 (REI)

Agent Comments

 2  1  2

Price: \$850,000

Method: Private Sale

Date: 31/01/2022

Property Type: Townhouse (Res)

Land Size: 80 sqm approx



38 Rourke La KENSINGTON 3031 (REI)

Agent Comments

 2  2  1

Price: \$850,000

Method: Private Sale

Date: 29/01/2022

Property Type: Townhouse (Single)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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