

## 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

51 KENSINGTON ROAD KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Kensington

Period-from

01 Mar 2022

to

28 Feb 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

34 SAMBELL STREET KENSINGTON VIC 3031	\$1,045,000	05-Oct-22
9 HOWLETT STREET KENSINGTON VIC 3031	\$1,020,000	23-Dec-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.

This Statement of Information was prepared on: 17 March 2023

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**34 SAMBELL STREET KENSINGTON** Sold Price **\$1,045,000** Sold Date **05-Oct-22**  
**VIC 3031**

3 1 1

Distance **0.34km**



**9 HOWLETT STREET KENSINGTON** Sold Price **\$1,020,000** Sold Date **23-Dec-22**  
**VIC 3031**

3 2 1

Distance **0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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