

# 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 7/8-32 Howlett Street, Kensington, VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$465,000

### Median sale price

Median price \$552,000 Property Type Unit Suburb Kensington (3031)

Period - From 01/11/2022 to 31/10/2023 Source Corelogic

### Comparable property sales

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
7/12 MAWBEY STREET, KENSINGTON VIC 3031	\$505,000	23/09/2023
39/1-13 GATEHOUSE DRIVE, KENSINGTON VIC 3031	\$490,000	09/08/2023
12G/86 ALTONA STREET, KENSINGTON VIC 3031	\$485,000	27/09/2023

This Statement of Information was prepared on: 14/11/2023