

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

5/80 Henry Street 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2020

to

31 Jul 2021

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

56/2 Newmarket Way Flemington VIC 3031	\$449,000	08-May-21
218/71 Henry Street Kensington VIC 3031	\$435,000	09-Apr-21
310/71 Henry Street Kensington VIC 3031	\$420,000	18-Apr-21

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: 04 August 2021

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**56/2 Newmarket Way Flemington VIC 3031**

Sold Price

\$449,000

Sold Date

08-May-21

1

1

1

Distance

1.15km**218/71 Henry Street Kensington VIC 3031**

Sold Price

\$435,000

Sold Date

09-Apr-21

1

1

1

Distance

0.07km**310/71 Henry Street Kensington VIC 3031**

Sold Price

\$420,000

Sold Date

18-Apr-21

1

1

1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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