

## 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

65 THE RIDGEWAY KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Kensington

Period-from

01 Sep 2022

to

31 Aug 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

44 GOWER STREET KENSINGTON VIC 3031	\$1,240,000	31-Jul-23
41 ROBERTSON STREET KENSINGTON VIC 3031	\$1,260,000	13-Jun-23

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: 12 September 2023

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## 44 GOWER STREET KENSINGTON VIC 3031

Sold Price

<sup>RS</sup>

**\$1,240,000**

Sold Date

**31-Jul-23**



3



1



-

Distance

**0.27km**



## 41 ROBERTSON STREET KENSINGTON VIC 3031

Sold Price

**\$1,260,000**

Sold Date

**13-Jun-23**



2



1



1

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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