

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

9 COLLETT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

House

Suburb

Kensington

Period-from

01 Dec 2022

to

30 Nov 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

| | | |
|---|-------------|-----------|
| 24 MCCONNELL STREET KENSINGTON VIC 3031 | \$1,180,000 | 07-Sep-23 |
| 59 FRANCIS STREET ASCOT VALE VIC 3032 | \$1,180,000 | 03-Jul-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: 21 December 2023

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au

**24 MCCONNELL STREET
KENSINGTON VIC 3031** 2  1  -

Sold Price

\$1,180,000

Sold Date

07-Sep-23

Distance

0.51km**59 FRANCIS STREET ASCOT VALE
VIC 3032** 2  1  1

Sold Price

Sold Date

03-Jul-23

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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