

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

110B KENSINGTON ROAD 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

\$865,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2022

to

31 Jul 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

4 BIRCH LANE KENSINGTON VIC 3031	\$870,000	13-May-23
24 NEALE STREET KENSINGTON VIC 3031	\$860,000	08-May-23
20 EXPORT LANE KENSINGTON VIC 3031	\$935,000	04-Apr-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: 31 August 2023

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



4 BIRCH LANE KENSINGTON VIC 3031

Sold Price

\$870,000

Sold Date

13-May-23

2

1

1

Distance

0.46km



24 NEALE STREET KENSINGTON VIC 3031

Sold Price

\$860,000

Sold Date

08-May-23

2

1

1

Distance

0.43km



20 EXPORT LANE KENSINGTON VIC 3031

Sold Price

\$935,000

Sold Date

04-Apr-23

2

1

1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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