

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 2/130 Kensington Road, Kensington, VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$880,000

&

\$940,000

Median sale price

Median price

NA

Property Type

House

Suburb

Kensington (3031)

Period - From

01/04/2020

to

31/03/2021

Source

Corelogic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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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
14-18 LEICESTER MEWS, KENSINGTON VIC 3031	\$930,000	30/01/2021
26 CORNISH LANE, KENSINGTON VIC 3031	\$960,000	16/02/2021
42 MUSGROVE MEWS, KENSINGTON VIC 3031	\$960,000	13/03/2021

This Statement of Information was prepared on: 01/04/2021