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	2/12 Bayswater Road, Kensington Vic 3031

Indicative selling price

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

Range between $675,000 & $740,000

Median sale price

Median price $590,000 Property Type Unit Suburb Kensington

Period - From 01/07/2023 to 30/09/2023 Source REIV

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 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
1	39 Goldsbrough Wlk KENSINGTON 3031	$750,000	07/10/2023
2	1/83 Manningham St PARKVILLE 3052	$713,000	12/08/2023
3	10/35 Union Rd ASCOT VALE 3032	$697,000	22/09/2023

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 six months.~~

This Statement of Information was prepared on: 31/10/2023 17:38

2/12 Bayswater Road, Kensington Vic 3031



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$675,000 - $740,000
Median Unit Price
September quarter 2023: $590,000

Comparable Properties



39 Goldsbrough Wlk KENSINGTON 3031 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 07/10/2023
Property Type: Townhouse (Single)

Agent Comments



1/83 Manningham St PARKVILLE 3052 (REI)

2 1 1

Price: $713,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit

Agent Comments



10/35 Union Rd ASCOT VALE 3032 (REI)

2 1 1

Price: $697,000
Method: Private Sale
Date: 22/09/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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