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	1/10 BAYSWATER 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	$380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Kensington
Period-from	01 Oct 2021	to	30 Sep 2022	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
12/31 NORWOOD STREET FLEMINGTON VIC 3031	$385,000	13-Aug-22
6/39 DOVER STREET FLEMINGTON VIC 3031	$395,000	06-Jul-22

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: 10 October 2022

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12/31 NORWOOD STREET FLEMINGTON VIC 3031

2 1 1

Sold Price RS **$385,000** Sold Date **13-Aug-22**

Distance **0.83km**



6/39 DOVER STREET FLEMINGTON VIC 3031

2 1 1

Sold Price **$395,000** Sold Date **06-Jul-22**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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