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	12 Henry Street, Kensington Vic 3031

Indicative selling price

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

Range between $850,000 & $890,000

Median sale price

Median price $1,183,000 Property Type House Suburb Kensington

Period - From 01/07/2023 to 30/06/2024 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	3 Clarence St FLEMINGTON 3031	$850,000	02/07/2024
2	20 Marwick St FLEMINGTON 3031	$860,000	11/06/2024
3	108 Princes St FLEMINGTON 3031	$900,000	23/04/2024

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: 09/09/2024 10:45

12 Henry Street, Kensington Vic 3031

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2 1 1

Property Type: House

Agent Comments

2 bedroom single fronted home steps from Kensington village.

Indicative Selling Price
$850,000 - $890,000
Median House Price
Year ending June 2024: $1,183,000

Comparable Properties



3 Clarence St FLEMINGTON 3031 (REI)

2 1 -

Price: $850,000
Method: Sold Before Auction
Date: 02/07/2024
Property Type: House (Res)

Agent Comments

inferior location, comparable style of home with comparable accommodation.

20 Marwick St FLEMINGTON 3031 (REI/VG)

2 1 1

Price: $860,000
Method: Sold Before Auction
Date: 11/06/2024
Property Type: House (Res)
Land Size: 142 sqm approx

Agent Comments

Comparable style of home with comparable accommodation.



108 Princes St FLEMINGTON 3031 (REI/VG)

2 1 -

Price: $900,000
Method: Sold Before Auction
Date: 23/04/2024
Property Type: House (Res)
Land Size: 202 sqm approx

Agent Comments

Comparable style of home with comparable accommodation.

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