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	70 Parsons Street, Kensington Vic 3031

Indicative selling price

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

Single price $795,000

Median sale price

Median price $938,000 Property Type Townhouse Suburb Kensington

Period - From 01/10/2023 to 30/09/2024 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	198 Stockmans Way KENSINGTON 3031	$770,000	02/09/2024
2	3/63 Crown St FLEMINGTON 3031	$760,000	29/07/2024
3	7/1a Sandown Rd ASCOT VALE 3032	$835,000	19/06/2024

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: 01/10/2024 11:46

70 Parsons Street, Kensington Vic 3031

Simon Mason
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3 1 1

Property Type: Townhouse

Agent Comments

Tri Level townhouse with private balcony on a corner block.

Indicative Selling Price
$795,000
Median Townhouse Price
01/10/2023 - 30/09/2024: $938,000

Comparable Properties



198 Stockmans Way KENSINGTON 3031 (REI)

2 2 1

Price: $770,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable multi level townhouse with less accommodation, similar location



3/63 Crown St FLEMINGTON 3031 (REI)

2 2 1

Price: $760,000
Method: Private Sale
Date: 29/07/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable multi level townhouse with less accommodation, similar location.



7/1a Sandown Rd ASCOT VALE 3032 (REI/VG)

3 2 2

Price: $835,000
Method: Private Sale
Date: 19/06/2024
Property Type: Townhouse (Res)

Agent Comments

Comparable multi level townhouse with similar accommodation, one extra bathroom. Superior location.

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