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	16 Coopers Lane, Kensington Vic 3031

Indicative selling price

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

Range between $900,000 & $970,000

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	5/1b Westbourne Rd KENSINGTON 3031	$965,000	24/08/2024
2	48 Lincoln Mews KENSINGTON 3031	$938,000	03/07/2024
3	14 Youlden St KENSINGTON 3031	$1,093,500	13/05/2024

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: 30/08/2024 16:43

16 Coopers Lane, Kensington Vic 3031

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3 2 1

Property Type: House
Land Size: 404 sqm approx

Indicative Selling Price
$900,000 - $970,000
Median House Price
Year ending June 2024: $1,183,000

Agent Comments

Multi-level townhouse in the Kensington Banks Estate

Comparable Properties



5/1b Westbourne Rd KENSINGTON 3031 (REI)

2 2 1

Price: $965,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments

Less accomadation. Internals are in superior condition. Similar outdoor area. Single lock up garage.



48 Lincoln Mews KENSINGTON 3031 (REI/VG)

3 1 1

Price: $938,000
Method: Sold Before Auction
Date: 03/07/2024
Property Type: Townhouse (Res)
Land Size: 93 sqm approx

Agent Comments

Similar location. Internals are in superior condition. similar outdoor area. Single lock up garage.



14 Youlden St KENSINGTON 3031 (REI/VG)

3 1 1

Price: $1,093,500
Method: Sold Before Auction
Date: 13/05/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments

Comparable accomadation. Internals are partially renovated condition. Larger outdoor area. Single lock up garage.

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