

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

1/1 Bayswater Road, Kensington Vic 3031

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$865,000

Property Type

Townhouse

Suburb

Kensington

Period - From

01/02/2023

to

31/01/2024

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	25 Baulderstone Wlk KENSINGTON 3031	\$1,371,000	13/12/2023
2	21 Drury St KENSINGTON 3031	\$1,200,000	21/11/2023
3	4-6 Simpson Wlk KENSINGTON 3031	\$1,200,000	07/12/2023

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:

01/02/2024 12:17

1/1 Bayswater Road, Kensington Vic 3031

**Jellis
Craig**

Simon Mason
(03) 8378 0507
0439 617 844

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 4  2  2

Property Type: Townhouse
(Single)

Agent Comments

Neat 4 bedroom townhouse with street frontage and double lock up garage & courtyard.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Townhouse Price

01/02/2023 - 31/01/2024: \$865,000

Comparable Properties



25 Boulderstone Wik KENSINGTON 3031 (REI)

Agent Comments

 4  3  2

Comparable accommodation in inferior location

Price: \$1,371,000

Method: Sold Before Auction

Date: 13/12/2023

Property Type: Townhouse (Res)



21 Drury St KENSINGTON 3031 (REI)

Agent Comments

 4  2  1

Comparable accommodation, slightly more modern internally with one less car space

Price: \$1,200,000

Method: Private Sale

Date: 21/11/2023

Property Type: House



4-6 Simpson Wik KENSINGTON 3031 (REI)

Agent Comments

 4  2  2

Comparable accommodation an inferior location

Price: \$1,200,000

Method: Auction Sale

Date: 07/12/2023

Property Type: Townhouse (Res)

Land Size: 143 sqm approx

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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