

# 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

10 Nottingham Street, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Kensington

Period - From 01/04/2023 to 31/03/2024 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	10a Nottingham St KENSINGTON 3031	\$585,000	24/03/2024
2	1018/1 Ascot Vale Rd FLEMINGTON 3031	\$570,000	05/04/2024
3	2G/71 Henry St KENSINGTON 3031	\$535,000	17/04/2024

**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:

01/05/2024 13:42

10 Nottingham Street, Kensington Vic 3031

**Jellis  
Craig**

Jerome Feery  
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**Indicative Selling Price**

\$520,000 - \$570,000

**Median Unit Price**

Year ending March 2024: \$575,000



2 2 1

**Property Type:** Apartment

**Agent Comments**

Ground floor walk up 2 bedroom apartment

## Comparable Properties



**10a Nottingham St KENSINGTON 3031 (REI)**

**Agent Comments**

2 2 1

Neighbouring property

**Price:** \$585,000

**Method:** Private Sale

**Date:** 24/03/2024

**Property Type:** Apartment



**1018/1 Ascot Vale Rd FLEMINGTON 3031 (REI)**

**Agent Comments**

2 2 2

Higher density, overall larger apartment with superior outlook and additional carparking.

**Price:** \$570,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** Apartment



**2G/71 Henry St KENSINGTON 3031 (REI)**

**Agent Comments**

2 2 1

Comparable accommodation, superior location

**Price:** \$535,000

**Method:** Private Sale

**Date:** 17/04/2024

**Property Type:** Apartment

**Land Size:** 65 sqm approx

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



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