

# 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

17 Calwell 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 \$910,000 & \$1,000,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Kensington

Period - From 01/01/2023 to 31/12/2023 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 Rigby La KENSINGTON 3031      | \$995,000 | 29/11/2023   |
| 2 | 56 Lincoln Mews KENSINGTON 3031 | \$950,000 | 29/08/2023   |
| 3 | 7 Youlden St KENSINGTON 3031    | \$910,000 | 25/11/2023   |

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:

17/01/2024 10:29

17 Calwell Street, Kensington Vic 3031

Lisa Roberts

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**Indicative Selling Price**

\$910,000 - \$1,000,000

**Median House Price**

Year ending December 2023: \$1,200,000



 3  1  1

**Property Type:** House

**Land Size:** 141.644 sqm approx

**Agent Comments**

## Comparable Properties



**5 Rigby La KENSINGTON 3031 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$995,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** Townhouse (Single)



**56 Lincoln Mews KENSINGTON 3031 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 29/08/2023

**Property Type:** House (Res)

**Land Size:** 76 sqm approx



**7 Youlden St KENSINGTON 3031 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$910,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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