

# 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 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 \$1,000,000 & \$1,100,000

### Median sale price

Median price \$1,152,000 Property Type House Suburb Kensington

Period - From 01/01/2024 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	45 Goldsbrough Wlk KENSINGTON 3031	\$1,111,000	12/04/2024
2	43 Merino Mews KENSINGTON 3031	\$1,105,000	21/03/2024
3	158 Stockmans Way KENSINGTON 3031	\$1,080,000	15/02/2024

**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: 17/04/2024 11:52



 3    2    1

**Property Type:** Townhouse

**Agent Comments**

Architecturally designed townhouse in the heart of Kensington with LUG and north facing living with entertainers balcony.

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2024: \$1,152,000

## Comparable Properties



**45 Goldsbrough Wik KENSINGTON 3031 (REI)**   **Agent Comments**

 3    2    2

**Price:** \$1,111,000

**Method:** Sold Before Auction

**Date:** 12/04/2024

**Property Type:** Townhouse (Res)



**43 Merino Mews KENSINGTON 3031 (REI)**   **Agent Comments**

 3    2    1

**Price:** \$1,105,000

**Method:** Sold Before Auction

**Date:** 21/03/2024

**Property Type:** Townhouse (Res)



**158 Stockmans Way KENSINGTON 3031 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$1,080,000

**Method:** Sold Before Auction

**Date:** 15/02/2024

**Property Type:** Townhouse (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655