

# 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

2/29 Eastwood 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 \$525,000 & \$575,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Kensington

Period - From 11/09/2022 to 10/09/2023 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	3/16 Bignell St FLEMINGTON 3031	\$600,000	24/06/2023
2	405/18 Bent St KENSINGTON 3031	\$575,000	09/08/2023
3	2/30-32 Finsbury St FLEMINGTON 3031	\$550,000	10/07/2023

**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:

11/09/2023 16:01



**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

Ground floor renovated apartment. Two bedrooms, 1 bathroom, generous kitchen, living leading out to balcony and direct access to carpark from common grounds.

**Indicative Selling Price**

\$525,000 - \$575,000

**Median Unit Price**

11/09/2022 - 10/09/2023: \$540,000

## Comparable Properties



**3/16 Bignell St FLEMINGTON 3031 (REI/VG)**



**Agent Comments**

Newer complex, comparable finishes

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Unit



**405/18 Bent St KENSINGTON 3031 (REI)**



**Agent Comments**

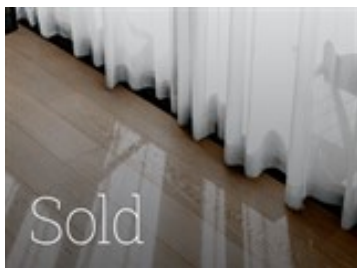
Superior apartment, inferior location, larger complex

**Price:** \$575,000

**Method:** Private Sale

**Date:** 09/08/2023

**Property Type:** Apartment



**2/30-32 Finsbury St FLEMINGTON 3031 (REI)**



**Agent Comments**

Comparable

**Price:** \$550,000

**Method:** Private Sale

**Date:** 10/07/2023

**Property Type:** Apartment