

## 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

219/71 HENRY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

118/71 HENRY STREET KENSINGTON VIC 3031	\$395,000	17-Jan-24
2/1-17 THE LAIRIDGE KENSINGTON VIC 3031	\$415,000	10-Feb-24
2/55 WELLINGTON STREET FLEMINGTON VIC 3031	\$405,000	23-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 31 March 2024

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**118/71 HENRY STREET  
 KENSINGTON VIC 3031**

1 1 1

Sold Price **\$395,000** Sold Date **17-Jan-24**

Distance **0.01km**



**2/1-17 THE LAIRIDGE KENSINGTON  
 VIC 3031**

1 1 1

Sold Price <sup>RS</sup> **\$415,000** Sold Date **10-Feb-24**

Distance **0.77km**



**2/55 WELLINGTON STREET  
 FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$405,000** Sold Date **23-Feb-24**

Distance **1.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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