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

25 Baulderstone Walk, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,150,000			&		\$1,250,000				
Median sale price									
Median price	\$860,000	Pro	Property Type Tov		vnhouse		Suburb	Kensington	
Period - From	10/11/2022	to	09/11/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1/58 Bateman Rd KENSINGTON 3031	\$1,275,000	07/10/2023
2	5 Moylan La KENSINGTON 3031	\$1,255,000	26/08/2023
3	2/82 Kensington Rd KENSINGTON 3031	\$1,250,000	25/07/2023

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:

10/11/2023 12:35





Simon Mason (03) 8378 0507 0439 617 844





Property Type: Townhouse (Single) Land Size: 143 sqm approx

Agent Comments

simonmason@jelliscraig.com.au Indicative Selling Price \$1,150,000 - \$1,250,000

Median Townhouse Price 10/11/2022 - 09/11/2023: \$860,000

Tri level home comprising downstairs kitchen/meal/living, mid-level 3 bedrooms, 2 bath, top floor rumpus plus courtyard and DBL LUG with self contained studio above

Comparable Properties

1/58 Bateman Rd KENSINGTON 3031 (REI) 4 3 2 Price: \$1,275,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)	Agent Comments Same accomodation, less land, newer, inferior — condition
5 Moylan La KENSINGTON 3031 (REI/VG) 3 2 2 2 Price: \$1,255,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res) Land Size: 156 sqm approx	Agent Comments Superior internal renovation, one less bedroom, — similar landsize
2/82 Kensington Rd KENSINGTON 3031 (REI/VG) 3 2 2 2 Price: \$1,250,000 Method: Sold Before Auction Date: 25/07/2023 Property Type: Townhouse (Res) Land Size: 171 sqm approx	Agent Comments One less bedroom, inferior location, larger land allotment.

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





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