Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52-254 Bellair Street, Kensington Vic 3031
2

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,110,000	Pro	perty Type H	louse		Suburb	Kensington
Period - From	03/04/2023	to	02/04/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	7-9 Mccracken St KENSINGTON 3031	\$1,830,000	10/02/2024
2	37 Collett St KENSINGTON 3031	\$1,800,000	22/11/2023
3	12 Shields St FLEMINGTON 3031	\$1,610,000	21/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/04/2024 11:21





Simon Mason (03) 8378 0507 0439 617 844

> **Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price**

03/04/2023 - 02/04/2024: \$1,110,000

simonmason@jelliscraig.com.au





Property Type: House Land Size: 397 sqm approx

Agent Comments

Renovated 4 bedrooms, 2 bathroom, dual living and OSP via ROW

Comparable Properties



7-9 Mccracken St KENSINGTON 3031 (REI)





Agent Comments

Comparable property on similar land.

Price: \$1,830,000 Method: Auction Sale Date: 10/02/2024

Property Type: House (Res) Land Size: 368 sqm approx



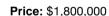
37 Collett St KENSINGTON 3031 (REI/VG)





Agent Comments

one less bedroom on two levels on smaller land



Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res) Land Size: 240 sqm approx



12 Shields St FLEMINGTON 3031 (REI)





Price: \$1,610,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: House (Res)

Agent Comments

Comparable accommodation

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



