

# 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

30 The Ridgeway, 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 \$1,100,000 & \$1,200,000

### 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	68 Barnett St KENSINGTON 3031	\$1,250,000	14/11/2023
2	40 Gower St KENSINGTON 3031	\$1,159,000	08/03/2024
3	40 Church St FLEMINGTON 3031	\$1,100,000	17/02/2024

**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:

22/04/2024 11:01



**Property Type:** House

**Land Size:** 201 sqm approx

**Agent Comments**

Weatherboard home, single front, updated, 2 bedroom, 1 bathroom.

## Comparable Properties



**68 Barnett St KENSINGTON 3031 (REI/VG)**



**Agent Comments**

Single front brick veneer home. Additional bedroom. Updated.

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 14/11/2023

**Property Type:** House

**Land Size:** 168 sqm approx



**40 Gower St KENSINGTON 3031 (REI)**



**Agent Comments**

Same accommodation. Same location. Similar condition and size. Single front weatherboard home.

**Price:** \$1,159,000

**Method:** Sold Before Auction

**Date:** 08/03/2024

**Property Type:** House (Res)

**Land Size:** 195 sqm approx



**40 Church St FLEMINGTON 3031 (REI)**



**Agent Comments**

Double story, Brick veneer/rendered home. Additional car space. Different location.

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)