

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

32 Parsons Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,090,000 Property Type House Suburb Kensington

Period - From 26/03/2023 to 25/03/2024 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	61 Illawarra Rd FLEMINGTON 3031	\$1,555,000	03/11/2023
2	35 McCracken St KENSINGTON 3031	\$1,420,000	23/03/2024
3			

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: 26/03/2024 19:10



3 2 0

Property Type: House
Land Size: 282 sqm approx

Agent Comments

Three bedroom two bathroom double fronted fully renovated family home with manicured gardens and

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

26/03/2023 - 25/03/2024: \$1,090,000

Comparable Properties



61 Illawarra Rd FLEMINGTON 3031 (REI/VG)

3 2 1

Price: \$1,555,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

Additional bathroom on similar land size, comparable



35 McCracken St KENSINGTON 3031 (REI)

3 1 1

Price: \$1,420,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments

Comparable accommodation, McCracken Street has OSP

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.