Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	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	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



Simon Mason (03) 8378 0507 0439 617 844 simonmason@jelliscraig.com.au

> \$1,400,000 - \$1,500,000 **Median House Price**

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

Indicative Selling Price





Property Type: House Land Size: 282 sqm approx

Agent Comments

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

Comparable Properties



61 Illawarra Rd FLEMINGTON 3031 (REI/VG)





Agent Comments

Additional bathroom on similar land size, comparable

Price: \$1,555,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res) Land Size: 293 sqm approx

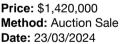


35 McCracken St KENSINGTON 3031 (REI)



Agent Comments

Comparable accommodation, McCracken Street has OSP



Property Type: House (Res) Land Size: 311 sqm approx

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.

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



