

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

338 Bellair Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,900,000 & \$2,000,000

Median sale price

Median price \$1,155,500 Property Type House Suburb Kensington

Period - From 29/01/2023 to 28/01/2024 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		
2		
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: 29/01/2024 20:01

338 Bellair Street, Kensington Vic 3031

**Jellis
Craig**

Simon Mason
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 3  2  1

Property Type: House

Land Size: 159 sqm approx

Agent Comments

Luxurious terrace residence offering 3 bedrooms (master with ensuite, WIR and balcony), study/home-office, open plan entertaining spaces, central bathroom, private roof top garden and landscaped read yard with OSP via ROW

Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

29/01/2023 - 28/01/2024: \$1,155,500

Comparable Properties

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



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