

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 35 Mccracken Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,161,000 Property Type House Suburb Kensington

Period - From 02/01/2023 to 01/01/2024 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	24 Shields St FLEMINGTON 3031	\$1,500,000	19/10/2023
2	48 Gower St KENSINGTON 3031	\$1,482,500	28/10/2023
3	50 Edinburgh St FLEMINGTON 3031	\$1,460,000	07/12/2023

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: 02/01/2024 13:22



 3  1  1

Property Type: House
Land Size: 310 sqm approx

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
02/01/2023 - 01/01/2024: \$1,161,000

Agent Comments

Well proportioned Victorian home comprising 3 bedrooms, central bathroom, large central living, kitchen with adjacent meals, large rear yard with OSP via ROW

Comparable Properties



24 Shields St FLEMINGTON 3031 (REI/VG)

 3  2  -

Price: \$1,500,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)
Land Size: 179 sqm approx

Agent Comments

Inferior land size and location, semi-attached, superior renovation with second storey addition, extra bathroom



48 Gower St KENSINGTON 3031 (REI)

 4  1  -

Price: \$1,482,500
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)

Agent Comments

Slightly larger land allotment, inferior condition



50 Edinburgh St FLEMINGTON 3031 (REI)

 3  1  -

Price: \$1,460,000
Method: Sold Before Auction
Date: 07/12/2023
Property Type: House (Res)

Agent Comments

Semi-attached, inferior location and land size, superior renovation, no OSP