

## 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

42 PARSONS STREET KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Kensington

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 76 TENNYSON STREET KENSINGTON VIC 3031 | \$1,050,000 | 16-Sep-23 |
| 8 COLLETT STREET KENSINGTON VIC 3031   | \$990,000   | 05-Aug-23 |
| 18 HAMPDEN ROAD KENSINGTON VIC 3031    | \$1,035,000 | 13-Jun-23 |

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 6 months.~~

This Statement of Information was prepared on: 27 November 2023

Edward Thomas

P 9376 3322

M 0418 353 357

E ethomas@edwardthomas.com.au



## 76 TENNYSON STREET KENSINGTON VIC 3031

2 1 1

Sold Price **\$1,050,000** Sold Date **16-Sep-23**

Distance **1.03km**



## 8 COLLETT STREET KENSINGTON VIC 3031

2 1 -

Sold Price **\$990,000** Sold Date **05-Aug-23**

Distance **0.13km**



## 18 HAMPDEN ROAD KENSINGTON VIC 3031

2 1 1

Sold Price **\$1,035,000** Sold Date **13-Jun-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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