

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 45 Goldsbrough Walk, Kensington Vic 3031

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$875,000 Property Type Townhouse Suburb Kensington

Period - From 26/02/2023 to 25/02/2024 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	23 Speakmen St KENSINGTON 3031	\$1,161,000	22/11/2023
2	78 Stockmans Way KENSINGTON 3031	\$1,065,000	08/10/2023
3	8 Matthews Mews KENSINGTON 3031	\$950,000	03/02/2024

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: 26/02/2024 11:39



Property Type: Townhouse
Land Size: 150 sqm approx

Agent Comments

Three bedrooms, 2 bathroom, decked courtyard and double LUG

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Townhouse Price

26/02/2023 - 25/02/2024: \$875,000

Comparable Properties



23 Speakmen St KENSINGTON 3031 (REI/VG)

Agent Comments



Comparable accommodation. Slightly superior land size

Price: \$1,161,000
Method: Private Sale
Date: 22/11/2023
Property Type: House
Land Size: 158 sqm approx



78 Stockmans Way KENSINGTON 3031 (REI/VG)

Agent Comments



Comparable

Price: \$1,065,000
Method: Private Sale
Date: 08/10/2023
Property Type: House
Land Size: 147 sqm approx



8 Matthews Mews KENSINGTON 3031 (REI)

Agent Comments



One less bedroom

Price: \$950,000
Method: Auction Sale
Date: 03/02/2024
Property Type: Townhouse (Res)