

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

5 MOYLAN LANE KENSINGTON VIC 3031

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2022

to

31 Jul 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

53-55 STOCKMANS WAY KENSINGTON VIC 3031	\$1,180,000	04-Feb-23
84 STOCKMANS WAY KENSINGTON VIC 3031	\$1,065,000	22-Feb-23
54 MARKET STREET KENSINGTON VIC 3031	\$1,180,000	06-May-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: 01 August 2023

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**53-55 STOCKMANS WAY
KENSINGTON VIC 3031**

3 2 1

Sold Price **\$1,180,000** Sold Date **04-Feb-23**

Distance **0.26km**



**84 STOCKMANS WAY
KENSINGTON VIC 3031**

3 2 2

Sold Price **\$1,065,000** Sold Date **22-Feb-23**

Distance **0.23km**



**54 MARKET STREET KENSINGTON
VIC 3031**

3 1 1

Sold Price ^{RS} **\$1,180,000** Sold Date **06-May-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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