

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

7/12 MAWBAY STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

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

8/8 MAWBAY STREET KENSINGTON VIC 3031	\$502,000	09-May-23
306/84-102 ALTONA STREET KENSINGTON VIC 3031	\$490,000	12-Aug-23
102/40 ALTONA STREET KENSINGTON VIC 3031	\$530,000	10-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: 23 August 2023

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**8/8 MAWBEY STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$502,000** Sold Date **09-May-23**

Distance **0.02km**



**306/84-102 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **12-Aug-23**

Distance **0.72km**



**102/40 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$530,000** Sold Date **10-Jun-23**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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