

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 Henry Street, Kensington Vic 3031

Indicative selling price

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

Range between \$970,000 & \$1,030,000

Median sale price

Median price \$1,072,500 Property Type House Suburb Kensington

Period - From 01/10/2023 to 31/12/2023 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	232 Bellair St KENSINGTON 3031	\$1,050,000	16/11/2023
2	11 Durham St KENSINGTON 3031	\$1,050,000	18/01/2024
3	410 Arden St KENSINGTON 3031	\$1,025,000	04/12/2023

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:

30/01/2024 18:58



Rooms: 3

Property Type: House

Land Size: 176 sqm approx

Agent Comments

Comparable Properties



232 Bellair St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 148 sqm approx



11 Durham St KENSINGTON 3031 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 18/01/2024

Property Type: House



410 Arden St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 164 sqm approx