

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 8 Matthews Mews, Kensington, VIC 3031

Indicative selling price

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

Price Range

\$850,000

&

\$920,000

Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

Kensington (3031)

Period - From

01/12/2022

to

30/11/2023

Source

Corelogic

Comparable property sales

A

These are two 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

101 THE CRESCENT, KENSINGTON VIC 3031

\$915,000

12/09/2023

26 PEPPERCORN WALK, KENSINGTON VIC 3031

\$952,000

26/08/2023

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: 13/12/2023