

89 Barnett Street, Kensington Vic 3031



3 Bed 1 Bath - Car
Property Type: House
Land Size: 180 sqm approx
Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending September 2023:
 \$1,272,500

Comparable Properties



12 Mulgrave Street, Kensington 3031 (REI/VG)
2 Bed 1 Bath - Car
Price: \$900,000
Method: Sold Before Auction
Date: 30/06/2023
Property Type: House (Res)
Land Size: 122 sqm approx
Agent Comments: Smaller land size, superior condition.



5 Coronet Street, Flemington 3031 (REI/VG)
3 Bed 1 Bath - Car
Price: \$895,000
Method: Private Sale
Date: 19/07/2023
Property Type: House
Land Size: 163 sqm approx
Agent Comments: Comparable condition, size and accommodation



12 Coronet Street, Flemington 3031 (REI/VG)
2 Bed 1 Bath - Car
Price: \$863,800
Method: Private Sale
Date: 02/08/2023
Property Type: House (Res)
Agent Comments: Freestanding single front with open plan living, inferior 2 bedrooms, superior renovations.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode 89 Barnett Street, Kensington Vic 3031

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,272,500 House x Suburb Kensington

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales

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
12 Mulgrave Street, KENSINGTON 3031	\$900,000	30/06/2023
5 Coronet Street, FLEMINGTON 3031	\$895,000	19/07/2023
12 Coronet Street, FLEMINGTON 3031	\$863,800	02/08/2023

This Statement of Information was prepared on:

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