

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

405/255 RACECOURSE ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2021

to

30 Sep 2022

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

15/132 PRINCES STREET FLEMINGTON VIC 3031	\$520,000	02-Jul-22
7/119 WELLINGTON STREET FLEMINGTON VIC 3031	\$480,000	29-Jun-22
501/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$491,500	16-Jul-22

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: 12 October 2022



**15/132 PRINCES STREET
FLEMINGTON VIC 3031**

2 2 1

Sold Price

^{RS} **\$520,000**

Sold Date

02-Jul-22

Distance

0.59km



**7/119 WELLINGTON STREET
FLEMINGTON VIC 3031**

2 1 1

Sold Price

\$480,000

Sold Date

29-Jun-22

Distance

0.62km



**501/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 2 1

Sold Price

\$491,500

Sold Date

16-Jul-22

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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