

ESTATE AGENTS

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	5g/71 Henry Street, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$540,000
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Median sale price

Median price	\$590,000	Hou	Ise	Unit	Х	Suburb	Kensington
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

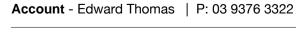
Comparable property sales (*Delete A or B below as applicable)

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	601/72 Altona St KENSINGTON 3031	\$535,000	20/04/2019
2	307/72 Altona St KENSINGTON 3031	\$532,000	07/03/2019
3	7/50 Henry St KENSINGTON 3031	\$507,500	07/03/2019

OR

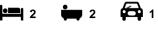
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$500,000 - \$540,000 **Median Unit Price** March quarter 2019: \$590,000

Premium City Edge Living Steps from Kensington Village cafés, shops, trains and parklands, this stylish two bedroom, two modern bathroom ground floor apartment features a north facing alfresco/courtyard, contemporary living/dining, stone kitchen, BIRS, heating/cooling, car space/cage.

Comparable Properties



601/72 Altona St KENSINGTON 3031 (REI)

Price: \$535,000 Method: Private Sale Date: 20/04/2019

Rooms: -

Property Type: Apartment

Agent Comments











Price: \$532,000 Method: Private Sale Date: 07/03/2019

Rooms: -

Property Type: Apartment

Agent Comments



7/50 Henry St KENSINGTON 3031 (REI)

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Price: \$507.500 Method: Private Sale Date: 07/03/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Account - Edward Thomas | P: 03 9376 3322



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