

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

5g/71 Henry Street, Kensington Vic 3031

Indicative selling price

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

Range between \$500,000

&

\$540,000

Median sale price

Median price \$590,000

House

Unit

X

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.



2
 2
 1

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)

Agent Comments

2
 1
 1

Price: \$535,000
Method: Private Sale
Date: 20/04/2019
Rooms: -
Property Type: Apartment



307/72 Altona St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$532,000
Method: Private Sale
Date: 07/03/2019
Rooms: -
Property Type: Apartment



7/50 Henry St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$507,500
Method: Private Sale
Date: 07/03/2019
Rooms: 3
Property Type: Apartment