

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

22/18 Mawbey Street 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2019

to

31 Jan 2020

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

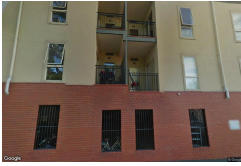
Date of sale

308/16 Mawbey Street Kensington VIC 3031	\$555,000	09-Dec-19
27/2 Newmarket Way Flemington VIC 3031	\$585,000	25-Sep-19
2/157 Epsom Road Ascot Vale VIC 3032	\$542,000	05-Oct-19

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: 18 February 2020



308/16 Mawbey Street Kensington VIC 3031

2 1 1

Sold Price

\$555,000

Sold Date

09-Dec-19

Distance

0.02km



27/2 Newmarket Way Flemington VIC 3031

2 1 1

Sold Price

\$585,000

Sold Date

25-Sep-19

Distance

0.6km



2/157 Epsom Road Ascot Vale VIC 3032

2 1 1

Sold Price

\$542,000

Sold Date

05-Oct-19

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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