

## 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

6 Kensington Road, Kensington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&amp;

\$900,000

**Median sale price**

Median price \$1,066,000

House

X

Unit

Suburb

Kensington

Period - From 01/07/2018

to

30/09/2018

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	19 Dover St FLEMINGTON 3031	\$880,000	04/07/2018
2	33 Smith St KENSINGTON 3031	\$870,000	05/05/2018
3	28 Church St FLEMINGTON 3031	\$852,500	26/05/2018

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   
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**Rooms:**  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$850,000 - \$900,000  
**Median House Price**  
 September quarter 2018: \$1,066,000

Village Vibes, Deco Details Blending Art Deco details with contemporary inclusions, this elevated and stylish two bedroom home is mere moments to buzzing Kensington Village. Central living room, modern kitchen/meals and sunny entertainer's courtyard.

## Comparable Properties



**19 Dover St FLEMINGTON 3031 (REI)**

Agent Comments

2   
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**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 04/07/2018  
**Rooms:** -  
**Property Type:** House

**33 Smith St KENSINGTON 3031 (REI)**

Agent Comments

2   
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**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** House (Res)



**28 Church St FLEMINGTON 3031 (REI)**

Agent Comments

2   
 1   
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**Price:** \$852,500  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)