

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	97 Stockmans Way, Kensington Vic 3031
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Indicative selling price

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

Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$925,000	House	X	Unit		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	27 Tankard St KENSINGTON 3031	\$900,000	16/02/2019
2	17 Mctaggart St KENSINGTON 3031	\$850,000	01/12/2018
3	21 Lincoln Mews KENSINGTON 3031	\$736,000	03/04/2019

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
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Rooms:
Property Type: Townhouse
 (Single)
Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 March quarter 2019: \$925,000

Luxe Low Maintenance Living Near Kensington Village cafés, transport, Maribyrnong River and Flemington Racecourse, this oversized two bedroom, two bathroom residence displays stylish living area, entertaining deck, large dining/kitchen zones, BIRS, ducted heating, remote/carport.

Comparable Properties



27 Tankard St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$900,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: Townhouse (Res)



17 Mctaggart St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$850,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Townhouse (Res)



21 Lincoln Mews KENSINGTON 3031 (REI)

Agent Comments

 2
  1
  1

Price: \$736,000
Method: Sold Before Auction
Date: 03/04/2019
Rooms: -
Property Type: Townhouse (Res)