

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

7/162 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Single price

\$549,000

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	2G/68 Altona St KENSINGTON 3031	\$573,000	07/04/2019
2	5G/71 Henry St KENSINGTON 3031	\$548,500	15/06/2019
3	6/8-32 Howlett St KENSINGTON 3031	\$531,000	14/03/2019

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
 1
 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$549,000

Median Unit Price
March quarter 2019: \$590,000

Comparable Properties



2G/68 Altona St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$573,000

Method: Private Sale

Date: 07/04/2019

Rooms: -

Property Type: Apartment



5G/71 Henry St KENSINGTON 3031 (REI)

Agent Comments

2
 2
 1

Price: \$548,500

Method: Auction Sale

Date: 15/06/2019

Rooms: 5

Property Type: Apartment



6/8-32 Howlett St KENSINGTON 3031 (REI)

Agent Comments

2
 1
 1

Price: \$531,000

Method: Auction Sale

Date: 14/03/2019

Rooms: -

Property Type: Apartment