

## 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

47A Eastwood Street, 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 \$800,000 &amp; \$850,000

**Median sale price**

Median price \$1,432,500 House X Unit Suburb Kensington

Period - From 01/10/2017 to 31/12/2017 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	4/1b Westbourne Rd KENSINGTON 3031	\$950,000	03/03/2018
2	59 Baillie St NORTH MELBOURNE 3051	\$880,000	03/02/2018
3	27 Stawell St NORTH MELBOURNE 3051	\$850,000	12/12/2017

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  
(Single)

[Agent Comments](#)

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

December quarter 2017: \$1,432,500

A Touch Of Class In one of Kensington's most picturesque streets, this two bedroom plus study townhouse is walking distance to Newmarket Plaza, Racecourse Road cafes, Kensington Village and a choice of public transport.

## Comparable Properties



**4/1b Westbourne Rd KENSINGTON 3031 (REI)** [Agent Comments](#)

2   
 2   
 1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**59 Baillie St NORTH MELBOURNE 3051 (REI)** [Agent Comments](#)

2   
 1   
 1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 03/02/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**27 Stawell St NORTH MELBOURNE 3051 (REI)** [Agent Comments](#)

2   
 1   
 1

**Price:** \$850,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** Townhouse (Single)