

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

46 Derby Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,050,000

House

X

Unit

Suburb

Kensington

Period - From

01/04/2018

to

30/06/2018

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 | 73 Westbourne Rd KENSINGTON 3031 | \$952,500 | 29/06/2018 |
| 2 | 6 Cuffe Wik KENSINGTON 3031 | \$942,000 | 16/06/2018 |
| 3 | 21 Graham St KENSINGTON 3031 | \$930,000 | 20/06/2018 |

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.



 3
  2
  1

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 June quarter 2018: \$1,050,000

Contemporary Class In Kensington Village Sophisticated three bedroom, two bathroom Kensington Village residence features generous living/dining/Smeg kitchen, courtyards, remote controlled carport.

Comparable Properties



73 Westbourne Rd KENSINGTON 3031 (REI) [Agent Comments](#)

 3
  1
  1

Price: \$952,500
Method: Sold Before Auction
Date: 29/06/2018
Rooms: -
Property Type: Townhouse (Res)



6 Cuffe Wlk KENSINGTON 3031 (REI) [Agent Comments](#)

 3
  1
  2

Price: \$942,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Townhouse (Res)



21 Graham St KENSINGTON 3031 (REI) [Agent Comments](#)

 3
  1
  1

Price: \$930,000
Method: Sold Before Auction
Date: 20/06/2018
Rooms: -
Property Type: Townhouse (Res)