

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

174 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Single price \$859,000

Median sale price

Median price \$1,041,500

House

X

Unit

Suburb Kensington

Period - From 01/07/2017

to

30/09/2017

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	1/26 Coopers La KENSINGTON 3031	\$865,000	19/08/2017
2	89 Stockmans Way KENSINGTON 3031	\$841,000	19/08/2017
3	109 The Crescent KENSINGTON 3031	\$830,000	03/06/2017

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  2  4

Rooms:
Property Type: Townhouse (Res)
Land Size: 100 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$859,000

Median House Price
September quarter 2017: \$1,041,500

Comparable Properties



1/26 Coopers La KENSINGTON 3031 (REI)

[Agent Comments](#)

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Price: \$865,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)



89 Stockmans Way KENSINGTON 3031 (REI)

[Agent Comments](#)

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Price: \$841,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 105 sqm approx



109 The Crescent KENSINGTON 3031 (REI)

[Agent Comments](#)

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Price: \$830,000
Method: Private Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)