

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

14h Calwell Street, Kensington Vic 3031

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

Range between \$700,000

&

\$730,000

Median sale price

Median price \$1,340,000

House

X

Unit

Suburb

Kensington

Period - From 01/01/2018

to

31/03/2018

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	30 Bendall St KENSINGTON 3031	\$768,000	06/06/2018
2	4/12 Sandown Rd ASCOT VALE 3032	\$725,000	03/03/2018
3	45 Mcallister Mews KENSINGTON 3031	\$715,000	16/06/2018

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.



2
 1
 1

Rooms:**Property Type:** Townhouse (Res)**Land Size:** 90 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$730,000

Median House Price

March quarter 2018: \$1,340,000

City Fringe Tranquillity Pristinely presented two bedroom full brick semi freestanding townhouse, overlooks historic Lynches Bridge Reserve, while also being just a stroll to Kensington and Newmarket Villages and Racecourse Road eateries.

Comparable Properties

**30 Bendall St KENSINGTON 3031 (REI)**

Agent Comments

2
 1
 2

Price: \$768,000**Method:** Private Sale**Date:** 06/06/2018**Rooms:** -**Property Type:** Townhouse (Single)**4/12 Sandown Rd ASCOT VALE 3032 (REI)**

Agent Comments

2
 2
 1

Price: \$725,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** Townhouse (Res)**45 Mcallister Mews KENSINGTON 3031 (REI)**

Agent Comments

2
 2
 -

Price: \$715,000**Method:** Auction Sale**Date:** 16/06/2018**Rooms:** 5**Property Type:** Townhouse (Res)