

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

15 Taylor Mews Kensington VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

House

Suburb

Kensington

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

24 Bateman Road Kensington VIC 3031	\$722,500	11-May-19
7-9 Merino Mews Kensington VIC 3031	\$726,000	13-Apr-19
38 Lincoln Mews Kensington VIC 3031	\$730,000	30-May-19

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 6 months.~~

This Statement of Information was prepared on: 12 November 2019



24 Bateman Road Kensington VIC 3031

2
 1
 2

Sold Price

\$722,500

Sold Date

11-May-19

Distance

0.13km

7-9 Merino Mews Kensington VIC 3031

2
 2
 1

Sold Price

\$726,000

Sold Date

13-Apr-19

Distance

0.28km

38 Lincoln Mews Kensington VIC 3031

2
 1
 1

Sold Price

\$730,000

Sold Date

30-May-19

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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