

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 16/120 Newman Street, Kensington Vic 3031

Indicative selling price

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

Range between \$950,000 & \$975,000

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	114a Kensington Rd KENSINGTON 3031	\$980,000	14/04/2018
2	2b Wight St KENSINGTON 3031	\$976,000	24/02/2018
3	10 Market St KENSINGTON 3031	\$939,000	18/11/2017

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price

\$950,000 - \$975,000

Median House Price

March quarter 2018: \$1,340,000

Comparable Properties

114a Kensington Rd KENSINGTON 3031 (REI) **Agent Comments**

3 2 2

Price: \$980,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Townhouse (Res)



2b Wight St KENSINGTON 3031 (REI)

Agent Comments

3 1 1

Price: \$976,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Townhouse (Res)



10 Market St KENSINGTON 3031 (REI)

Agent Comments

3 2 1

Price: \$939,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Townhouse (Res)