### 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

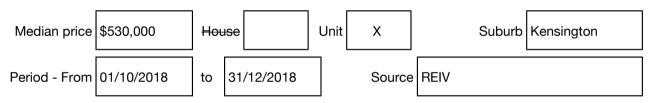
S G01/10B Nottingham Street, Kensington Vic 3031

#### Indicative selling price

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

Range between	\$300,000	&	\$330,000

#### Median sale price



#### 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	402/60 Speakmen St KENSINGTON 3031	\$330,000	18/10/2018
2	8/86 Rankins Rd KENSINGTON 3031	\$327,000	22/09/2018
3	12/60 Farnham St FLEMINGTON 3031	\$320,000	24/11/2018

#### 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.

#### Account - Edward Thomas | P: 03 9376 3322

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

EDWARD THOMAS





Rooms: Property Type: apartment Agent Comments Indicative Selling Price \$300,000 - \$330,000 Median Unit Price December quarter 2018: \$530,000

## **Comparable Properties**



402/60 Speakmen St KENSINGTON 3031 (REI) Agent Comments



Price: \$330,000 Method: Private Sale Date: 18/10/2018 Rooms: 2 Property Type: Apartment



8/86 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

Agent Comments



Price: \$327,000 Method: Auction Sale Date: 22/09/2018 Rooms: 3 Property Type: Apartment



12/60 Farnham St FLEMINGTON 3031 (REI)



Price: \$320,000 Method: Auction Sale Date: 24/11/2018 Rooms: -Property Type: Apartment

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