

## 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

18 Peppercorn Walk, Kensington Vic 3031

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&amp;

\$1,050,000

## 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	12 Frearson Wlk KENSINGTON 3031	\$1,090,000	02/09/2017
2	5 Weighbridge La KENSINGTON 3031	\$1,052,500	08/09/2017
3	19 Serong St KENSINGTON 3031	\$1,050,000	21/10/2017

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.~~



4   
 2   
 2

**Rooms:****Property Type:** House (Res)**Land Size:** 135.603 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,050,000

**Median House Price**

September quarter 2017: \$1,041,500

Aspire To Great Heights Four bedroom, two bathroom terrace house overlooking Peppercorn Park, close to Kensington Village, transport, shopping/cinemas, freeway access. Encompassing lounge, dining, kitchen, courtyard. Includes double automatic garage, rear ROW, heating/cooling, dishwasher.

## Comparable Properties

**12 Frearson Wlk KENSINGTON 3031 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$1,090,000**Method:** Auction Sale**Date:** 02/09/2017**Rooms:** -**Property Type:** Townhouse (Res)**5 Weighbridge La KENSINGTON 3031 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,052,500**Method:** Sold Before Auction**Date:** 08/09/2017**Rooms:** -**Property Type:** Townhouse (Res)**19 Serong St KENSINGTON 3031 (REI)**

Agent Comments

4   
 1   
 1

**Price:** \$1,050,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** Townhouse (Res)