

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	18 Peppercorn Walk, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,050,000

Median sale price

Median price	\$1,041,500	Hou	ise X	Unit		Suburb	Kensington
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

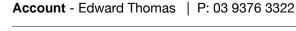
Comparable property sales (*Delete A or B below as applicable)

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.











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 Wik KENSINGTON 3031 (REI)





Price: \$1,090,000 Method: Auction Sale Date: 02/09/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



5 Weighbridge La KENSINGTON 3031 (REI)





Price: \$1,052,500

Method: Sold Before Auction

Date: 08/09/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



19 Serong St KENSINGTON 3031 (REI)





Price: \$1,050,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Edward Thomas | P: 03 9376 3322

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