

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

195 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$925,000

House

X

Unit

Suburb

Kensington

Period - From

01/01/2019

to

31/03/2019

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	80 Rankins Rd KENSINGTON 3031	\$900,000	23/04/2019
2	6/14-16 Fisher Pde ASCOT VALE 3032	\$870,000	22/02/2019
3	36 Musgrove Mews KENSINGTON 3031	\$820,000	30/03/2019

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.



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Rooms:**Property Type:** Townhouse (Res)**Land Size:** 147.300003051758
sqm approx

Agent Comments

Indicative Selling Price

\$890,000

Median House Price

March quarter 2019: \$925,000

Contemporary Class, Space And Serenity Moments from Maribyrnong River trails, Flemington Racecourse, Kensington Village, schools and transport, this stunningly spacious three bedroom, two modern bathroom residence features courtyard, radiant living/dining/stone kitchen, retreat/study, BIRS/storage, heating/cooling, garage.

Comparable Properties

**80 Rankins Rd KENSINGTON 3031 (REI)**

Agent Comments

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Price: \$900,000**Method:** Private Sale**Date:** 23/04/2019**Rooms:** -**Property Type:** Townhouse (Single)**6/14-16 Fisher Pde ASCOT VALE 3032 (REI)**

Agent Comments

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 2

Price: \$870,000**Method:** Sold Before Auction**Date:** 22/02/2019**Rooms:** -**Property Type:** Townhouse (Res)**36 Musgrove Mews KENSINGTON 3031 (REI)**

Agent Comments

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 2
 1

Price: \$820,000**Method:** Auction Sale**Date:** 30/03/2019**Rooms:** -**Property Type:** Townhouse (Res)