

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

87 Barnett Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$1,150,000

House

X

Unit

Suburb

Kensington

Period - From 01/01/2017

to

31/12/2017

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	53 Marshall St FLEMINGTON 3031	\$1,161,000	28/10/2017
2	46 South St ASCOT VALE 3032	\$1,155,000	11/11/2017
3	1 Hopetoun St KENSINGTON 3031	\$1,072,000	02/12/2017

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
 1
 0

Rooms:
Property Type: House
Land Size: 170 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,100,000
Median House Price
 Year ending December 2017: \$1,150,000

Elegant 3 Bedroom Victorian In The Perfect Location Beautifully renovated, freestanding, three bedroom Victorian residence combines modern living with timeless period charm. Short stroll to public transport, cafés and shops, close to freeway access and CBD.

Comparable Properties



53 Marshall St FLEMINGTON 3031 (REI)

Agent Comments

3
 1
 1

Price: \$1,161,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)



46 South St ASCOT VALE 3032 (REI)

Agent Comments

3
 1
 1

Price: \$1,155,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 5
Property Type: House (Res)



1 Hopetoun St KENSINGTON 3031 (REI)

Agent Comments

3
 1
 -

Price: \$1,072,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)