### 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

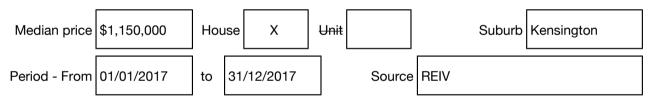
s 87 Barnett Street, Kensington Vic 3031 d e

#### Indicative selling price

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

 Range between
 \$1,050,000
 &
 \$1,100,000

#### 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	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.

#### 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.





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) 53 Marshall St FLEMINGTON 3031 (REI) 53 Marshall St FLEMINGTON 3031 (REI) 54 Marshall St FLEMINGTON 3031 (REI) 54 Marshall St FLEMINGTON 3031 (REI) 54 Marshall St FLEMINGTON 3031 (REI) 55 Marshall St FLEMINGTON 3031 (REI) 56 Marshall St FLEMINGTON 3031 (REI) 57 Marshall St FLEMINGTON 3031 (REI) 58 Marshall St FLEMINGTON 3031 (REI) 59 Marshall St FLEMINGTON 3031 (REI) 59 Marshall St FLEMINGTON 3031 (REI) 59 Marshall St FLEMINGTON 3031 (REI) 50 Marshall St FLEMINGTON 3031 (REI) 51 Marshall St FLEMINGTON 3031 (	Agent Comments
DRAD TEAL	46 South St ASCOT VALE 3032 (REI) 3 1 1 1 Price: \$1,155,000 Method: Auction Sale Date: 11/11/2017 Rooms: 5 Property Type: House (Res)	Agent Comments
	1 Hopetoun St KENSINGTON 3031 (REI) → 3 → 1 → - Price: \$1,072,000 Method: Auction Sale Date: 02/12/2017 Rooms: - Property Type: House (Res)	Agent Comments

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