

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

107a Mcconnell Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,000,000

&

\$1,075,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb Kensington

Period - From 01/04/2018

to

30/06/2018

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	2 Lee St FLEMINGTON 3031	\$1,080,000	21/04/2018
2	18 Mcconnell St KENSINGTON 3031	\$1,066,000	25/08/2018
3	8 Mcconnell St KENSINGTON 3031	\$1,050,000	23/06/2018

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:** House**Land Size:** 124.904 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,075,000

Median House Price

June quarter 2018: \$1,050,000

Timeless Terrace Boasts City Views And Lifestyle Enchanting two bedroom balconied terrace, seconds from Kensington Village shops, cafés and trains, features incredible city views. Idyllic courtyard, cellar/store, charming lounge, timeless kitchen/dining/study, chic bathroom and extension potential (STCA).

Comparable Properties

**2 Lee St FLEMINGTON 3031 (REI)**

Agent Comments

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Price: \$1,080,000**Method:** Auction Sale**Date:** 21/04/2018**Rooms:** -**Property Type:** House (Res)**18 McConnell St KENSINGTON 3031 (REI)**

Agent Comments

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Price: \$1,066,000**Method:** Auction Sale**Date:** 25/08/2018**Rooms:** 3**Property Type:** House (Res)**8 McConnell St KENSINGTON 3031 (REI)**

Agent Comments

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Price: \$1,050,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** -**Property Type:** House (Res)