

13/2 Howlett Street, Kensington Vic 3031



2 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$580,000 - \$630,000
Median Unit Price
 March quarter 2019: \$590,000

Comparable Properties



12/2 Howlett Street, Kensington 3031 (REI)
3 Bed 1 Bath 1 Car
Price: \$645,000
Method: Auction Sale
Date: 11/05/2019
Property Type: Apartment
Agent Comments: Located in the same complex, with similar accommodation



307/72 Altona Street, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$532,000
Method: Private Sale
Date: 7/03/2019
Property Type: Apartment
Agent Comments: Smaller apartment in a more modern complex with a balcony and on off street car park. Doesn't have a mezzanine level.



6/8-32 Howlett Street, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$531,000
Method: Auction Sale
Date: 14/03/2019
Property Type: Apartment
Agent Comments: Located in the same complex and has an off street car park. Doesn't have a mezzanine level.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

13/2 Howlett Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$590,000

Unit

X

Suburb

Kensington

Period - From

1/01/2019

to

31/03/2019

Source

REIV

Comparable property sales

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
12/2 Howlett Street, KENSINGTON VIC 3031	\$645,000	11/05/2019
307/72 Altona Street, KENSINGTON VIC 3031	\$532,000	7/03/2019
6/8-32 Howlett Street, KENSINGTON VIC 3031	\$531,000	14/03/2019