

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

2/2 Howlett Street, Kensington Vic 3031

Indicative selling price

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

Single price \$513,000

Median sale price

Median price \$722,500

House

Unit

X

Suburb

Kensington

Period - From 01/07/2017

to

30/09/2017

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	9/11 Smith St KENSINGTON 3031	\$535,000	14/06/2017
2	3/7-9 Rankins Rd KENSINGTON 3031	\$520,000	18/11/2017
3	509/72 Altona St KENSINGTON 3031	\$501,000	22/07/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$513,000

Median Unit Price

September quarter 2017: \$722,500

Comparable Properties



9/11 Smith St KENSINGTON 3031 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 14/06/2017

Rooms: 4

Property Type: Apartment



3/7-9 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: Apartment



509/72 Altona St KENSINGTON 3031 (REI)

Agent Comments



Price: \$501,000

Method: Sold Before Auction

Date: 22/07/2017

Rooms: -

Property Type: Apartment