

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 45 Mcallister Mews, Kensington Vic 3031

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$920,800 House Unit X Suburb Kensington

Period - From 01/01/2018 to 31/03/2018 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	3-5/12 Sandown Rd ASCOT VALE 3032	\$725,000	24/11/2017
2	1/35 Union Rd ASCOT VALE 3032	\$645,000	12/02/2018
3	5/51 Dover St FLEMINGTON 3031	\$616,000	14/04/2018

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median Unit Price
March quarter 2018: \$920,800

Comparable Properties

3-5/12 Sandown Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$725,000
Method: Private Sale
Date: 24/11/2017
Rooms: -
Property Type: Townhouse (Res)



1/35 Union Rd ASCOT VALE 3032 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: Townhouse (Single)



5/51 Dover St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$616,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Townhouse (Res)