

## 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

442-450 Arden Street, Kensington Vic 3031

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,990,000

## Median sale price

Median price

\$925,000

House

X

Unit

Suburb

Kensington

Period - From

01/01/2019

to

31/03/2019

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	5 Bruce St KENSINGTON 3031	\$2,265,000	01/03/2019
2	62 Ormond St KENSINGTON 3031	\$2,050,000	17/11/2018
3	5 Lee St FLEMINGTON 3031	\$2,050,000	23/02/2019

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.



4   
 2   
 1

**Rooms:****Property Type:** House (Res)**Land Size:** 382 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,990,000

**Median House Price**

March quarter 2019: \$925,000

## Comparable Properties

**5 Bruce St KENSINGTON 3031 (REI)**

Agent Comments

5   
 3   
 2

**Price:** \$2,265,000**Method:** Private Sale**Date:** 01/03/2019**Rooms:** -**Property Type:** House**62 Ormond St KENSINGTON 3031 (REI)**

Agent Comments

5   
 2   
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**Price:** \$2,050,000**Method:** Auction Sale**Date:** 17/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 278 sqm approx**5 Lee St FLEMINGTON 3031 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$2,050,000**Method:** Auction Sale**Date:** 23/02/2019**Rooms:** -**Property Type:** House (Res)