

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: 21 THE RIDGEWAY, KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$*----- or range between \$*1,410,000.00 & \$1,550,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$1,022,500.00 *House ☒ *unit ----- Suburb or locality KENSINGTON

Period - From 01 JAN 2017 to 31 DEC 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last ~~six months~~/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 14 HARDIMAN STREET, KENSINGTON VIC 3031	\$1,470,000.00	04 / 03 / 2017
2. 54 McCONNELL STREET, KENSINGTON VIC 3031	\$1,415,000.00	15 / 06 / 2017
3. 548 MACAULAY ROAD, KENSINGTON VIC 3031	\$1,485,000.00	13 / 12 / 2017

OR

~~B* Either 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*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)