

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

18.16 Mawbey Street, Kensington Vic 3031

Indicative selling price

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

Single price

\$405,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Kensington

Period - From

01/07/2018

to

30/06/2019

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	316/71 Henry St KENSINGTON 3031	\$420,000	11/08/2019
2	9/37 Kensington Rd KENSINGTON 3031	\$410,000	13/04/2019
3			

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.~~

This Statement of Information was prepared on:

16/09/2019



Property Type:
Agent Comments

Indicative Selling Price

\$405,000

Median Unit Price

Year ending June 2019: \$550,000

Comparable Properties



316/71 Henry St KENSINGTON 3031 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 11/08/2019

Property Type: Apartment



9/37 Kensington Rd KENSINGTON 3031 (REI)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 13/04/2019

Property Type: Apartment

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.