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
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Single price \$405,000

Median sale price

Median price	\$550,000	Pro	perty Type Unit	:	Suburb	Kensington
Period - From	01/07/2018	to	30/06/2019	Sourc	e 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



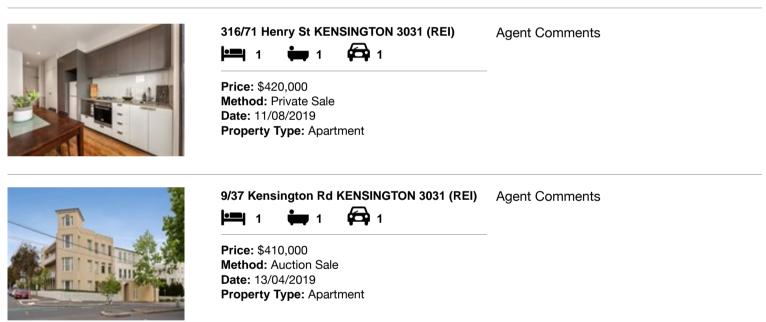






Property Type: Agent Comments Indicative Selling Price \$405,000 Median Unit Price Year ending June 2019: \$550,000

Comparable Properties



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.