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	22/162 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Range between	$650,000	&	$700,000

Median sale price

Median price	$590,000	~~House~~		Unit	X		Suburb	Kensington

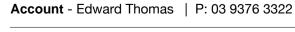| Period - From	01/01/2019	to	31/03/2019		Source	REIV

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	216 Stockmans Way KENSINGTON 3031	$730,000	02/03/2019
2	15 Newmarket Way FLEMINGTON 3031	$702,000	16/03/2019
3	5 Cakebread Mews KENSINGTON 3031	$690,000	16/03/2019

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.~~

🛏 2   🛁 1   🚗 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2019: $590,000

Comparable Properties

216 Stockmans Way KENSINGTON 3031 (REI)

🛏 2   🛁 2   🚗 1

Price: $730,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

15 Newmarket Way FLEMINGTON 3031 (REI)

🛏 2   🛁 1   🚗 -

Price: $702,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: Townhouse (Res)

Agent Comments

5 Cakebread Mews KENSINGTON 3031 (REI)

🛏 2   🛁 2   🚗 1

Price: $690,000
Method: Private Sale
Date: 16/03/2019
Rooms: -
Property Type: Townhouse (Single)

Agent Comments