

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	33/29 Bendall Street, Kensington Vic 3031
Including suburb and	-
postcode	

Indicative selling price

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

Range between	\$480,000	&	\$520,000
	4 .55,555	<u> </u>	

Median sale price

Median price	\$722,500	Hou	se	Unit	х	Sı	uburb	Kensington
Period - From	01/07/2017	to	30/09/2017		Source	REIV		

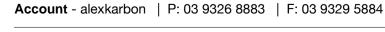
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	306/72 Altona St KENSINGTON 3031	\$520,000	11/12/2017
2	3/7-9 Rankins Rd KENSINGTON 3031	\$520,000	18/11/2017
3	2/2 Howlett St KENSINGTON 3031	\$510,000	12/12/2017

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.









Rooms:

Property Type: Flat

Land Size: 1887.091 sqm approx

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** September quarter 2017: \$722,500

Comparable Properties



306/72 Altona St KENSINGTON 3031 (REI)





Price: \$520,000

Method: Sold Before Auction

Date: 11/12/2017

Rooms: -

Property Type: Apartment

Agent Comments









Price: \$520,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: Apartment

Agent Comments



2/2 Howlett St KENSINGTON 3031 (REI)





Price: \$510.000 Method: Private Sale Date: 12/12/2017

Rooms: 4

Property Type: Apartment

Agent Comments

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





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