

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

15 Mcnamara Mews, Kensington Vic 3031

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$1,265,000

House

X

Unit

Suburb

Kensington

Period - From

01/04/2019

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	35 Gatehouse Dr KENSINGTON 3031	\$815,000	12/04/2019
2	9 Deveney St KENSINGTON 3031	\$750,000	23/03/2019
3	7 Merino Mews KENSINGTON 3031	\$726,000	13/04/2019

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.



3
 3
 1

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

June quarter 2019: \$1,265,000

Delightful City Fringe Retreat Near Kensington Village, parklands, schools and transport, enjoy easy living excellence with this spacious three bedroom, three bathroom townhouse featuring balcony, private courtyards, light filled kitchen/living/dining zones, study, BIRS/storage, heating/cooling.

Comparable Properties



35 Gatehouse Dr KENSINGTON 3031 (REI)

Agent Comments

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 2

Price: \$815,000

Method: Private Sale

Date: 12/04/2019

Rooms: 6

Property Type: Townhouse (Single)



9 Deveney St KENSINGTON 3031 (REI)

Agent Comments

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 1
 1

Price: \$750,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: Townhouse (Res)



7 Merino Mews KENSINGTON 3031 (REI)

Agent Comments

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 2
 1

Price: \$726,000

Method: Auction Sale

Date: 13/04/2019

Rooms: -

Property Type: Townhouse (Res)