

## 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

59 The Ridgeway, Kensington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&amp;

\$1,100,000

**Median sale price**

Median price \$1,340,000

House

X

Unit

Suburb

Kensington

Period - From 01/01/2018

to

31/03/2018

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	80 Barnett St KENSINGTON 3031	\$1,180,000	07/04/2018
2	2 Lee St FLEMINGTON 3031	\$1,080,000	21/04/2018
3	34 The Ridgeway KENSINGTON 3031	\$1,030,000	24/03/2018

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:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,100,000  
**Median House Price**  
March quarter 2018: \$1,340,000

## Comparable Properties



**80 Barnett St KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 07/04/2018  
**Rooms:** 3  
**Property Type:** House (Res)



**2 Lee St FLEMINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** House (Res)



**34 The Ridgeway KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)