

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

160 Newman Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,135,000

Property Type House

Suburb Kensington

Period - From 16/03/2020

to

15/03/2021

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	47B Collett St KENSINGTON 3031	\$1,460,000	01/12/2020
2	5 Cairncross La KENSINGTON 3031	\$1,450,000	28/11/2020
3	72-74 Howlett St KENSINGTON 3031	\$1,256,000	18/12/2020

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:

16/03/2021 12:46



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Property Type: House
Land Size: 252.067 sqm approx
 Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

16/03/2020 - 15/03/2021: \$1,135,000

Comparable Properties



47B Collett St KENSINGTON 3031 (REI)

Agent Comments

3 3 -

Price: \$1,460,000
Method: Private Sale
Date: 01/12/2020
Property Type: House



5 Cairncross La KENSINGTON 3031 (REI)

Agent Comments

4 2 1

Price: \$1,450,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)



72-74 Howlett St KENSINGTON 3031 (REI)

Agent Comments

3 2 1

Price: \$1,256,000
Method: Auction Sale
Date: 18/12/2020
Property Type: House (Res)