

## 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

11/16 Mawbey Street, 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 \$425,000

&amp;

\$467,500

**Median sale price**

Median price \$630,000

House

Unit

X

Suburb

Kensington

Period - From 01/04/2018

to

30/06/2018

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 | 514/62 Mt Alexander Rd TRAVANCORE 3032 | \$448,000 | 07/06/2018   |
| 2 | 13/31 Norwood St FLEMINGTON 3031       | \$447,000 | 24/03/2018   |
| 3 | 108/86 Cade Way PARKVILLE 3052         | \$442,000 | 13/06/2018   |

**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.

11/16 Mawbey Street, Kensington Vic 3031



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**Indicative Selling Price**

\$425,000 - \$467,500

**Median Unit Price**

June quarter 2018: \$630,000



2   1   1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**514/62 Mt Alexander Rd TRAVANCORE 3032 (REI)**

**Agent Comments**

2   2   1

**Price:** \$448,000

**Method:** Private Sale

**Date:** 07/06/2018

**Rooms:** 5

**Property Type:** Apartment



**13/31 Norwood St FLEMINGTON 3031 (REI)**

**Agent Comments**

2   1   1

**Price:** \$447,000

**Method:** Auction Sale

**Date:** 24/03/2018

**Rooms:** -

**Property Type:** Unit



**108/86 Cade Way PARKVILLE 3052 (REI)**

**Agent Comments**

2   1   1

**Price:** \$442,000

**Method:** Private Sale

**Date:** 13/06/2018

**Rooms:** 4

**Property Type:** Apartment