

Alexander Hamer-Taylor 9533 0999 0437 949 252 ahtaylor@hodgescaulfield.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Period - From 01/04/2018

Including subu		and								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	n \$425,000		&	\$4	167,500					
Median sale price										
Median price	\$630,000	House		Unit	Х		Suburb	Kensington		

Source REIV

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

to

30/06/2018

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.

Add	dress 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.

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> Indicative Selling Price \$425,000 - \$467,500 Median Unit Price June quarter 2018: \$630,000

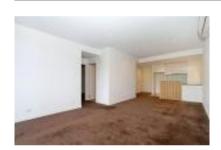


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Rooms:

Property Type: Apartment Agent Comments

Comparable Properties



514/62 Mt Alexander Rd TRAVANCORE 3032

(REI)

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Price: \$448,000 Method: Private Sale Date: 07/06/2018 Rooms: 5

Property Type: Apartment

13/31 Norwood St FLEMINGTON 3031 (REI)

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Price: \$447,000 Method: Auction Sale Date: 24/03/2018 Rooms: -

Property Type: Unit



108/86 Cade Way PARKVILLE 3052 (REI)

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63 1

Price: \$442,000 Method: Private Sale Date: 13/06/2018

Rooms: 4

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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