

## 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

9/16 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)

Single price

\$500,000

## Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Kensington

Period - From

01/01/2019

to

31/03/2019

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	307/72 Altona St KENSINGTON 3031	\$532,000	07/03/2019
2	6/8-32 Howlett St KENSINGTON 3031	\$531,000	14/03/2019
3	2/8 Mawbey St KENSINGTON 3031	\$517,500	08/04/2019

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.



2   -  

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$500,000  
**Median Unit Price**  
March quarter 2019: \$590,000

## Comparable Properties



**307/72 Altona St KENSINGTON 3031 (REI)**

**Agent Comments**

2   1   1

**Price:** \$532,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**6/8-32 Howlett St KENSINGTON 3031 (REI)**

**Agent Comments**

2   1   1

**Price:** \$531,000  
**Method:** Auction Sale  
**Date:** 14/03/2019  
**Rooms:** -  
**Property Type:** Apartment



**2/8 Mawbey St KENSINGTON 3031 (REI)**

**Agent Comments**

2   1   1

**Price:** \$517,500  
**Method:** Private Sale  
**Date:** 08/04/2019  
**Rooms:** -  
**Property Type:** Apartment