# 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

207 Stockmans Way Kensington VIC 3031

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

	Single Price	\$810,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$945,000	Prop	erty type	e House		Suburb	Kensington
Period-from	01 Feb 2019	to	31 Jan 2	31 Jan 2020 Source		Corelogic	

#### 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 6 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
212 Stockmans Way Kensington VIC 3031	\$770,000	23-Sep-19
15 Taylor Mews Kensington VIC 3031	\$786,000	23-Nov-19
105 Eastwood Street Kensington VIC 3031	\$840,000	04-Dec-19

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 6 months.

This Statement of Information was prepared on: 28 February 2020



consumer.vic.gov.au

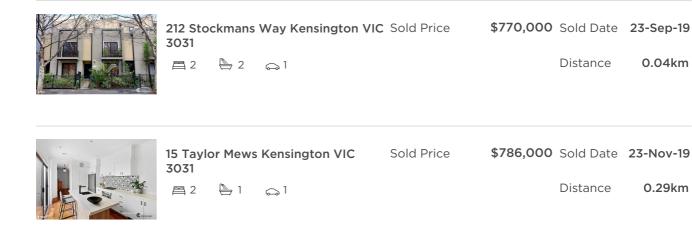


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0.04km

0.29km





105 Eastwood Street Kensington VIC 3031	Sold Price	\$840,000	Sold Date	04-Dec-19
🖺 3 🍐 1 👝 1			Distance	1.18km

#### **RS** = Recent sale UN = Undisclosed Sale

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