

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

14/8 Mawbey Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$536,250

Property Type

Unit

Suburb

Kensington

Period - From

01/10/2020

to

31/12/2020

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	4/7-9 Rankins Rd KENSINGTON 3031	\$443,000	10/12/2020
2	10/7-9 Rankins Rd KENSINGTON 3031	\$435,700	22/12/2020
3	506/77 Hobsons Rd KENSINGTON 3031	\$391,000	25/01/2021

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:

23/02/2021 12:22

14/8 Mawbey Street, Kensington Vic 3031

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

December quarter 2020: \$536,250



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/7-9 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

 1  1  1

Price: \$443,000

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Apartment



10/7-9 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

 1  1  1

Price: \$435,700

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



506/77 Hobsons Rd KENSINGTON 3031 (REI)

Agent Comments

 1  1  1

Price: \$391,000

Method: Private Sale

Date: 25/01/2021

Property Type: Apartment

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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.