

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

79 Barnett Street, Kensington Vic 3031

Indicative selling price

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

Single price \$887,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Kensington

Period - From 24/06/2019

to 23/06/2020

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	15 Brixton St FLEMINGTON 3031	\$860,000	31/08/2019
2	30 Crown St FLEMINGTON 3031	\$850,000	14/03/2020
3	88 Shields St FLEMINGTON 3031	\$850,000	14/05/2019

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.~~

This Statement of Information was prepared on:

24/06/2020 11:05

79 Barnett Street, Kensington Vic 3031

Terry Fitzpatrick
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Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$887,000

Median House Price
24/06/2019 - 23/06/2020: \$1,170,000

Comparable Properties



15 Brixton St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 193 sqm approx



30 Crown St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 14/03/2020

Property Type: House (Res)

Land Size: 163 sqm approx



88 Shields St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 14/05/2019

Property Type: House

Land Size: 167 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



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.