

# 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](http://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



2 1 1

**Property Type:** House (Res)

Agent Comments

Terry Fitzpatrick  
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**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

2 1 1

**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

2 1 1

**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

2 1 -

**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.