

## 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

19 Lincoln Mews, Kensington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$725,000

**Median sale price**

Median price \$1,050,000

House

X

Unit

Suburb

Kensington

Period - From 01/10/2018

to

31/12/2018

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	51 Eastwood St KENSINGTON 3031	\$771,000	19/10/2018
2	15 Kirk St KENSINGTON 3031	\$730,000	13/12/2018
3	2 Morton La FLEMINGTON 3031	\$680,000	18/01/2019

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   
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**Rooms:****Property Type:** Townhouse (Res)**Land Size:** 85 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$725,000

**Median House Price**

December quarter 2018: \$1,050,000

Near The City, By The Park Walk to Holland Park and South Kensington station from this two bedroom plus study townhouse. Also featuring a spacious open living domain, fully appointed kitchen, balcony, courtyard, heating/cooling and garage.

## Comparable Properties

**51 Eastwood St KENSINGTON 3031 (REI)**

Agent Comments

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**Price:** \$771,000**Method:** Private Sale**Date:** 19/10/2018**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 142 sqm approx**15 Kirk St KENSINGTON 3031 (REI)**

Agent Comments

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**Price:** \$730,000**Method:** Private Sale**Date:** 13/12/2018**Rooms:** 4**Property Type:** Townhouse (Single)**2 Morton La FLEMINGTON 3031 (REI)**

Agent Comments

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 1

**Price:** \$680,000**Method:** Private Sale**Date:** 18/01/2019**Rooms:** -**Property Type:** Townhouse (Single)