

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

23 Neale Street, Kensington Vic 3031

Indicative selling price

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

Range between \$875,000 & \$900,000

Median sale price

Median price \$1,150,000 House X Unit Suburb Kensington

Period - From 01/01/2017 to 31/12/2017 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	34 Coopers La KENSINGTON 3031	\$920,000	19/12/2017
2	7 Howlett St KENSINGTON 3031	\$890,000	04/10/2017
3	18 Drury St KENSINGTON 3031	\$870,000	30/10/2017

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.



3
 1
 1

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$875,000 - \$900,000

Median House Price

Year ending December 2017: \$1,150,000

Designer Low Maintenance Lifestyle This renovated three bedroom residence offers carefree living near Kensington Village, cafés, schools and transport. Features alfresco deck/courtyard, sundrenched terrace, open plan living/kitchen/dining zones, quality bathroom, WIR/BIRS, heating/cooling and garage.

Comparable Properties



34 Coopers La KENSINGTON 3031 (REI)

Agent Comments

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Price: \$920,000

Method: Private Sale

Date: 19/12/2017

Rooms: -

Property Type: Townhouse (Res)



7 Howlett St KENSINGTON 3031 (REI)

Agent Comments

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 2
 2

Price: \$890,000

Method: Private Sale

Date: 04/10/2017

Rooms: -

Property Type: Townhouse (Res)



18 Drury St KENSINGTON 3031 (REI)

Agent Comments

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 1
 1

Price: \$870,000

Method: Private Sale

Date: 30/10/2017

Rooms: -

Property Type: Townhouse (Res)