

## 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

548 Macaulay Road, 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 \$1,495,000

**Median sale price**

Median price \$1,041,500

House

X

Unit

Suburb Kensington

Period - From 01/07/2017

to

30/09/2017

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	60 Shiel St NORTH MELBOURNE 3051	\$1,550,000	02/09/2017
2	69 Rankins Rd KENSINGTON 3031	\$1,550,000	25/11/2017
3	43 Waltham St FLEMINGTON 3031	\$1,525,000	20/09/2017

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   
 2   
 1

**Rooms:**  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**

\$1,495,000

**Median House Price**

September quarter 2017: \$1,041,500

Unique, Innovative And Simply Superb Extraordinary and unique, renovated, solid brick three bedroom, two bathroom home boasts a spectacular rooftop terrace with city views.

## Comparable Properties



**60 Shiel St NORTH MELBOURNE 3051 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** -

**Property Type:** House (Res)



**69 Rankins Rd KENSINGTON 3031 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** -

**Property Type:** House (Res)



**43 Waltham St FLEMINGTON 3031 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,525,000

**Method:** Private Sale

**Date:** 20/09/2017

**Rooms:** -

**Property Type:** House