

## 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

9-11 Moylan Lane, 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 \$1,200,000

&amp;

\$1,300,000

## Median sale price

Median price \$1,115,000

House

X

Unit

Suburb Kensington

Period - From 01/07/2017

to

30/06/2018

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	31 Wakefield St KENSINGTON 3031	\$1,270,000	17/03/2018
2	6/80 Hobsons Rd KENSINGTON 3031	\$1,260,000	28/02/2018
3	31 Speakmen St KENSINGTON 3031	\$1,215,000	28/04/2018

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.



**Rooms:**  
**Property Type:** House  
**Land Size:** 0 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending June 2018: \$1,115,000

## Comparable Properties



**31 Wakefield St KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**6/80 Hobsons Rd KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,260,000  
**Method:** Private Sale  
**Date:** 28/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**31 Speakmen St KENSINGTON 3031 (REI)**

**Agent Comments**



**Price:** \$1,215,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)