

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

17g/71 Henry Street, Kensington Vic 3031

Indicative selling price

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

Range between \$500,000

&

\$530,000

Median sale price

Median price \$630,000

House

Unit

X

Suburb

Kensington

Period - From 01/04/2018

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	604/60 Speakmen St KENSINGTON 3031	\$541,000	03/07/2018
2	317/71 Henry St KENSINGTON 3031	\$536,000	11/04/2018
3	1/60 Henry St KENSINGTON 3031	\$520,000	04/08/2018

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.



2
 2
 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$500,000 - \$530,000
Median Unit Price
 June quarter 2018: \$630,000

Privacy Meets Style This immaculate two bedroom, two bathroom ground-floor gem in the heart of Kensington. This well-designed apartment offers generous bedrooms, open kitchen and living, sleek fittings, floor-to-ceiling robes and a wrap-around courtyard that allows you to sit back and chill once your day is done.

Comparable Properties



604/60 Speakmen St KENSINGTON 3031 (REI) Agent Comments

2
 2
 -

Price: \$541,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: Apartment



317/71 Henry St KENSINGTON 3031 (REI) Agent Comments

2
 2
 1

Price: \$536,000
Method: Sold Before Auction
Date: 11/04/2018
Rooms: -
Property Type: Apartment



1/60 Henry St KENSINGTON 3031 (REI) Agent Comments

2
 1
 1

Price: \$520,000
Method: Auction Sale
Date: 04/08/2018
Rooms: -
Property Type: Apartment