

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 14 Graham Street, Kensington Vic 3031

Indicative selling price

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

Range between \$790,000 & \$840,000

Median sale price

Median price \$925,000 House Unit Suburb Kensington

Period - From 01/01/2019 to 31/03/2019 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	27 Tankard St KENSINGTON 3031	\$900,000	16/02/2019
2	97 Stockmans Way KENSINGTON 3031	\$841,000	15/06/2019
3	12 Greenham PI KENSINGTON 3031	\$752,000	25/05/2019

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 1 2

Rooms:**Property Type:** Townhouse (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

March quarter 2019: \$925,000

Stylish Inner Urban Sanctuary Walking distance from Kensington Village, cafés, schools, parklands and transport, this contemporary two bedroom townhouse features generous all-weather deck, open plan living/dining/modern kitchen, pristine bathroom, balconied bedrooms/BIR, heating/cooling, remote-controlled garage.

Comparable Properties

**27 Tankard St KENSINGTON 3031 (REI)**

Agent Comments

2 2 1

Price: \$900,000**Method:** Auction Sale**Date:** 16/02/2019**Rooms:** -**Property Type:** Townhouse (Res)**97 Stockmans Way KENSINGTON 3031 (REI)**

Agent Comments

2 1 1

Price: \$841,000**Method:** Auction Sale**Date:** 15/06/2019**Rooms:** 4**Property Type:** Townhouse (Res)**12 Greenham Pl KENSINGTON 3031 (REI)**

Agent Comments

2 1 1

Price: \$752,000**Method:** Auction Sale**Date:** 25/05/2019**Rooms:** -**Property Type:** Townhouse (Res)