EDWARD THOMAS

ESTATE AGENTS

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	14 Graham Street, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000	&	\$840,000
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Median sale price

Median price	\$925,000	Hou	se	Х	Unit		Subu	Irb Kensington
Period - From	01/01/2019	to	31/03/2019			Source	REIV	

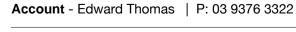
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.











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)

Price: \$900,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



97 Stockmans Way KENSINGTON 3031 (REI)



Price: \$841,000 Method: Auction Sale Date: 15/06/2019

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



12 Greenham PI KENSINGTON 3031 (REI)



Price: \$752.000 Method: Auction Sale Date: 25/05/2019

Property Type: Townhouse (Res)

Agent Comments

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