



3 2 1

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



31 Tankard St KENSINGTON 3031 (REI)

3 2 1

Price: \$992,500

Method: Sold Before Auction

Date: 16/06/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Comparable accommodation offered, however overall a more dated property and therefore would be deemed inferior due to the interior.



8a John St FLEMINGTON 3031 (REI)

3 1 1

Price: \$1,085,000

Method: Sold Before Auction

Date: 12/04/2017

Rooms: -

Property Type: House (Res)

Agent Comments

Again very comparable accommodation offered however a more dated property. Does offer a slightly larger block with parking from the rear.



13 Reynolds La KENSINGTON 3031 (REI/VG)

3 2 2

Price: \$1,085,000

Method: Private Sale

Date: 28/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 222 sqm approx

Agent Comments

Large townhouse with an updated interior, a larger block however generally comparable overall.

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

83A Eastwood Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,000,000 & \$1,080,000

Median sale price

Median price \$1,145,000

House X

Suburb Kensington

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
31 Tankard St KENSINGTON 3031	\$992,500	16/06/2017
8a John St FLEMINGTON 3031	\$1,085,000	12/04/2017
13 Reynolds La KENSINGTON 3031	\$1,085,000	28/03/2017