

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

19/18 Mawbey Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$400,000

Median sale price

Median price \$531,500 House Unit X Suburb Kensington

Period - From 01/04/2017 to 30/06/2017 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	205/72 Altona St KENSINGTON 3031	\$400,000	18/05/2017
2	17/16 Mawbey St KENSINGTON 3031	\$392,000	17/06/2017
3	14/8 Mawbey St KENSINGTON 3031	\$390,000	15/06/2017

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: Unit
 Agent Comments

Indicative Selling Price
 \$380,000 - \$400,000
Median Unit Price
 June quarter 2017: \$531,500

Space, Security And Situation Exceptional scale and close proximity to transport, Kensington Village cafes and shops define this larger than normal one bedroom apartment. Maximising views, it features two balconies and spacious open plan living/dining/kitchen zones. Plus, BIR, pristine bathroom, split system, intercom, concealed laundry and secure car space.

Comparable Properties



205/72 Altona St KENSINGTON 3031 (REI)

Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 18/05/2017
Rooms: 3
Property Type: Apartment



17/16 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$392,000
Method: Sold Before Auction
Date: 17/06/2017
Rooms: -
Property Type: Apartment



14/8 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$390,000
Method: Sold Before Auction
Date: 15/06/2017
Rooms: 3
Property Type: Apartment