



2 1 1

Rooms:
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
June quarter 2017: \$1,145,000

Smart design makes this bright two bedroom residence shine. Living, kitchen/dining, courtyard and secure carport.

Comparable Properties



87 Stockmans Way KENSINGTON 3031 (REI) [Agent Comments](#)

2 1 1

Price: \$805,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: Townhouse (Res)

49 Bateman Rd KENSINGTON 3031 (REI) [Agent Comments](#)

2 1 1

Price: \$800,000
Method: Sold Before Auction
Date: 01/02/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 140 sqm approx



206 Stockmans Way KENSINGTON 3031 (REI) [Agent Comments](#)

2 2 1

Price: \$781,000
Method: Auction Sale
Date: 11/02/2017
Rooms: 4
Property Type: Townhouse (Res)

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

89 Stockmans Way, Kensington Vic 3031

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

Range between \$750,000 & \$825,000

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
87 Stockmans Way KENSINGTON 3031	\$805,000	25/03/2017
49 Bateman Rd KENSINGTON 3031	\$800,000	01/02/2017
206 Stockmans Way KENSINGTON 3031	\$781,000	11/02/2017