

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 406/18 Bent Street, Kensington Vic 3031**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$946,000

Median sale price

Median price \$541,000 House Unit X Suburb Kensington

Period - From 01/10/2016 to 30/09/2017 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		
2		
3		

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$860,000 - \$946,000
Median Unit Price
Year ending September 2017: \$541,000

Comparable Properties

**201/102 Rankins Rd KENSINGTON 3031
(REI/VG)**



Price: \$876,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: Apartment

Agent Comments
Very comparable size



1/37 Ascot Vale Rd ASCOT VALE 3032 (REI)



Price: \$870,000
Method: Sold Before Auction
Date: 09/09/2017
Rooms: 4
Property Type: Apartment

Agent Comments
Inferior location

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.