

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 7/120 Newman Street, Kensington, VIC 3031

Indicative selling price

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

Single Price \$885,000

Median sale price

Median price \$519,000 Property Type House Suburb Kensington (3031)

Period - From 01/12/2018 to 30/11/2019 Source Corelogic

Comparable property sales

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
32-36 MUSGROVE MEWS, KENSINGTON VIC 3031	\$820,000	30/03/2019
1 HOWLETT STREET, KENSINGTON VIC 3031	\$850,000	17/09/2019
20A WISEWOULD STREET, FLEMINGTON VIC 3031	\$860,000	26/06/2019

This Statement of Information was prepared on: 05/12/2019