



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

21 McCracken Street, Kensington, VIC 3031

INDICATIVE SELLING PRICE

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

Range Between \$830,000 & \$913,000

MEDIAN SALE PRICE

Median price \$1,115,000 | House | Kensington (3031)

Period - From 1 July 2017 to 30 June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
8 TUNBRIDGE STREET, FLEMINGTON VIC 3031	\$905,000	28/08/2018
19 DOVER STREET, FLEMINGTON VIC 3031	\$880,000	04/07/2018
33 SMITH STREET, KENSINGTON VIC 3031	\$870,000	05/05/2018