



4 2 1

Rooms:
Property Type: Townhouse
Land Size: 180
[Agent Comments](#)

Indicative Selling Price
\$875,000 - \$925,000
Median House Price
March quarter 2017: \$1,247,500

Comparable Properties



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

4 2 2

Price: \$1,103,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 305 sqm



37 Cakebread Mews KENSINGTON 3031 (REI) [Agent Comments](#)

4 3 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 17/02/2017
Rooms: -
Property Type: House (Res)
Land Size:



2 Lascelles Sq KENSINGTON 3031 (REI) [Agent Comments](#)

4 2 1

Price:
Method: Auction Sale
Date: 12/11/2016
Rooms: -
Property Type: House (Res)
Land Size:

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 Sherwin Street, Kensington Vic 3031

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

Range between \$875,000 & \$925,000

Median sale price

Median price \$1,247,500

House X

Suburb Kensington

Period - From 01/01/2017 to 31/03/2017

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
141 Stockmans Way KENSINGTON 3031	\$1,103,000	01/04/2017
37 Cakebread Mews KENSINGTON 3031	\$1,200,000	17/02/2017
2 Lascelles Sq KENSINGTON 3031		12/11/2016