



2   
 2   
 1

**Rooms:**

**Property Type:** Apartment

**Land Size:** 106 sqm

[Agent Comments](#)

**Indicative Selling Price**

\$560,000 - \$590,000

**Median House Price**

March quarter 2017: \$1,247,500

Double Storey Chic Flaunting double storey urban sophistication, this city fringe, two bedroom, two bathroom apartment enjoys door-to-door walking/riding tracks to the Maribyrnong River plus quick access to Kensington Village, Newmarket Plaza and Station. Two large open living zones, two outdoor options and secure parking also feature.

## Comparable Properties



**101/102 Rankins Rd KENSINGTON 3031 (REI)**

[Agent Comments](#)

2   
 2   
 1

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Apartment



**607/255 Racecourse Rd KENSINGTON 3031 (REI)**

[Agent Comments](#)

2   
 2   
 1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** -

**Property Type:** Apartment



**217/71 Henry St KENSINGTON 3031 (REI)**

[Agent Comments](#)

2   
 2   
 1

**Price:** \$535,000

**Method:** Sold Before Auction

**Date:** 31/03/2017

**Rooms:** 4

**Property Type:** Apartment

## 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

11/12 Mawbey Street, Kensington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000

&amp;

\$590,000

**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
101/102 Rankins Rd KENSINGTON 3031	\$652,000	20/05/2017
607/255 Racecourse Rd KENSINGTON 3031	\$630,000	04/03/2017
217/71 Henry St KENSINGTON 3031	\$535,000	31/03/2017