

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

5/80 Hobsons Road, Kensington Vic 3031

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb Kensington

Period - From 01/04/2018

to 30/06/2018

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	6/80 Hobsons Rd KENSINGTON 3031	\$1,260,000	28/02/2018
2	50 Mercantile Pde KENSINGTON 3031	\$1,150,000	02/03/2018
3	22 Market St KENSINGTON 3031	\$1,145,000	24/03/2018

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.



4 3 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,200,000
Median House Price
June quarter 2018: \$1,050,000

Comparable Properties



6/80 Hobsons Rd KENSINGTON 3031 (REI) Agent Comments

4 3 2

Price: \$1,260,000
Method: Private Sale
Date: 28/02/2018
Rooms: -
Property Type: Townhouse (Res)



50 Mercantile Pde KENSINGTON 3031 (REI) Agent Comments

4 2 3

Price: \$1,150,000
Method: Private Sale
Date: 02/03/2018
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 169 sqm approx



22 Market St KENSINGTON 3031 (REI) Agent Comments

4 1 1

Price: \$1,145,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Townhouse (Res)