

## 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

13 Wakefield 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 \$1,100,000 &amp; \$1,150,000

**Median sale price**Median price \$1,050,000 House  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	9 Bendall St KENSINGTON 3031	\$1,200,000	02/06/2018
2	10 Fairbairn Dr KENSINGTON 3031	\$1,080,000	15/09/2018
3	96 Mercantile Pde KENSINGTON 3031	\$1,060,000	01/09/2018

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.



3   2   2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,150,000  
**Median House Price**  
June quarter 2018: \$1,050,000

## Comparable Properties



**9 Bendall St KENSINGTON 3031 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 02/06/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**10 Fairbairn Dr KENSINGTON 3031 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,080,000  
**Method:** Auction Sale  
**Date:** 15/09/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 224 sqm approx

**96 Mercantile Pde KENSINGTON 3031 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,060,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)