

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

19 Lincoln Mews, Kensington Vic 3031

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

Single price \$749,000

Median sale priceMedian price \$1,066,000 House Unit Suburb Kensington

Period - From 01/07/2018 to 30/09/2018 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	51 Eastwood St KENSINGTON 3031	\$771,000	19/10/2018
2	24 Neale St KENSINGTON 3031	\$751,000	07/07/2018
3	5/27 Sandown Rd ASCOT VALE 3032	\$730,000	17/07/2018

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.



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Rooms:
Property Type: Townhouse (Res)
Land Size: 85 sqm approx
 Agent Comments

Indicative Selling Price
 \$749,000
Median House Price
 September quarter 2018: \$1,066,000

Near The City, By The Park Assuring lifestyle benefits, this two bedroom plus study townhouse boasts a spacious open living domain with fully appointed kitchen and courtyard. Also featuring a master bedroom with private balcony, ducted heating, refrigerated cooling and garage. Walk to JJ Holland Park and South Kensington station.

Comparable Properties



51 Eastwood St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$771,000
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 142 sqm approx



24 Neale St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$751,000
Method: Auction Sale
Date: 07/07/2018
Rooms: -
Property Type: Townhouse (Res)



5/27 Sandown Rd ASCOT VALE 3032 (REI)

Agent Comments

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Price: \$730,000
Method: Private Sale
Date: 17/07/2018
Rooms: -
Property Type: Townhouse (Single)