

## 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 g03/10 Nottingham 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)

Single price \$339,000

**Median sale price**

Median price \$541,000 House Unit X 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	4/86 Rankins Rd KENSINGTON 3031	\$357,000	04/10/2018
2	8/37 Bignell St FLEMINGTON 3031	\$347,000	29/08/2018
3	8/86 Rankins Rd KENSINGTON 3031	\$327,000	22/09/2018

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.



**Rooms:**  
**Property Type:** apartment  
**Land Size:** 0 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$339,000  
**Median Unit Price**  
September quarter 2018: \$541,000

## Comparable Properties



4/86 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments



**Price:** \$357,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2018  
**Rooms:** -  
**Property Type:** Apartment



8/37 Bignell St FLEMINGTON 3031 (REI)

Agent Comments



**Price:** \$347,000  
**Method:** Sold Before Auction  
**Date:** 29/08/2018  
**Rooms:** -  
**Property Type:** Apartment



8/86 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments



**Price:** \$327,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 3  
**Property Type:** Apartment