EDWARD THOMAS

ESTATE AGENTS

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	97 Stockmans Way, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$	\$800,000	&	\$850,000
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Median sale price

Median price	\$925,000	Hou	use X	Unit		Suburb	Kensington
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

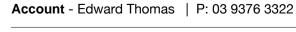
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	Address of comparable property		Date of sale
1	27 Tankard St KENSINGTON 3031	\$900,000	16/02/2019
2	17 Mctaggart St KENSINGTON 3031	\$850,000	01/12/2018
3	21 Lincoln Mews KENSINGTON 3031	\$736,000	03/04/2019

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: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 **Median House Price** March quarter 2019: \$925,000

Luxe Low Maintenance Living Near Kensington Village cafés, transport, Maribyrnong River and Flemington Racecourse, this oversized two bedroom, two bathroom residence displays stylish living area, entertaining deck, large dining/kitchen zones, BIRS, ducted heating, remote/carport.

Comparable Properties



27 Tankard St KENSINGTON 3031 (REI)

Price: \$900,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



17 Mctaggart St KENSINGTON 3031 (REI)

-- 2



Price: \$850,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



21 Lincoln Mews KENSINGTON 3031 (REI)

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Price: \$736.000

Method: Sold Before Auction

Date: 03/04/2019

Property Type: Townhouse (Res)

Agent Comments

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