

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

33/29 Bendall Street, Kensington Vic 3031

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$722,500

House

Unit

X

Suburb

Kensington

Period - From

01/07/2017

to

30/09/2017

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	306/72 Altona St KENSINGTON 3031	\$520,000	11/12/2017
2	3/7-9 Rankins Rd KENSINGTON 3031	\$520,000	18/11/2017
3	2/2 Howlett St KENSINGTON 3031	\$510,000	12/12/2017

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.



2 1 1

Rooms:
Property Type: Flat
Land Size: 1887.091 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2017: \$722,500

Comparable Properties



306/72 Altona St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Sold Before Auction
Date: 11/12/2017
Rooms: -
Property Type: Apartment



3/7-9 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$520,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: Apartment



2/2 Howlett St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: Apartment