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	9 Halford Lane, Kensington Vic 3031

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price	$630,000	~~House~~		Unit	X	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	3 Hardwick La KENSINGTON 3031	$582,500	19/05/2018
2	18 Little Bendall St KENSINGTON 3031	$540,000	21/04/2018
3	38 Maloney St KENSINGTON 3031	$512,000	28/04/2018

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

9 Halford Lane, Kensington Vic 3031



1 1 1

Rooms:
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
June quarter 2018: $630,000

Comparable Properties



3 Hardwick La KENSINGTON 3031 (REI)

1 1 1

Price: $582,500
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments



18 Little Bendall St KENSINGTON 3031 (REI)

1 1 1

Price: $540,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Townhouse (Res)

Agent Comments



38 Maloney St KENSINGTON 3031 (REI)

1 1 1

Price: $512,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

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