

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

206 Stockmans Way, Kensington Vic 3031

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$860,000 Property Type Townhouse Suburb Kensington

Period - From 19/12/2022 to 18/12/2023 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	208 Stockmans Way KENSINGTON 3031	\$852,000	02/12/2023
2	2/20 Westbourne Rd KENSINGTON 3031	\$770,000	18/07/2023
3	39 Goldsbrough Wlk KENSINGTON 3031	\$750,000	07/10/2023

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.~~

This Statement of Information was prepared on:

19/12/2023 10:36



Property Type: Townhouse
Land Size: 89 sqm approx

Agent Comments

Two bedrooms, two bathrooms, study/mezzanine, central living area, kitchen with adjacent dining and single LUG

Indicative Selling Price

\$750,000 - \$820,000

Median Townhouse Price

19/12/2022 - 18/12/2023: \$860,000

Comparable Properties



208 Stockmans Way KENSINGTON 3031 (REI)

Agent Comments



Inferior living space, one extra bedroom

Price: \$852,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



2/20 Westbourne Rd KENSINGTON 3031 (REI)

Agent Comments



Superior location, inferior accommodation, one less bathroom

Price: \$770,000

Method: Private Sale

Date: 18/07/2023

Property Type: Townhouse (Single)



39 Goldsbrough Wik KENSINGTON 3031 (REI)

Agent Comments



Superior size, inferior location, one less bathroom

Price: \$750,000

Method: Private Sale

Date: 07/10/2023

Property Type: Townhouse (Res)