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 betweer	n \$750,000		&		\$820,000				
Median sale price									
Median price	\$860,000	Pro	Property Type		Townhouse		Suburb	Kensington	
Period - From	19/12/2022	to	18/12/2023		So	ource	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.

Add	dress 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



206 Stockmans Way, Kensington Vic 3031



Simon Mason (03) 8378 0507 0439 617 844





Property Type: Townhouse Land Size: 89 sqm approx Agent Comments simonmason@jelliscraig.com.au Indicative Selling Price \$750,000 - \$820,000

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

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

Comparable Properties

208 Stockmans Way KENSINGTON 3031 (REI) 208 Stockmans Way KENSINGTON 3031 (REI) 209 Jack Stockmans Way KENSINGTON 3031 (REI) 209 Jack Stockmans Way KENSINGTON 3031 (REI) 200 Jack Stockmans Sto	Agent Comments Inferior living space, one extra bedroom
2/20 Westbourne Rd KENSINGTON 3031 (REI) 2 1 1 1 Price: \$770,000 Method: Private Sale Date: 18/07/2023 Property Type: Townhouse (Single)	Agent Comments Superior location, inferior accommodation, one less bathroom
39 Goldsbrough Wik KENSINGTON 3031 (REI) 2 1 1 1 1 Price: \$750,000 Method: Private Sale Date: 07/10/2023 Property Type: Townhouse (Res)	Agent Comments Superior size, inferior location, one less bathroom

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



propertydata

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