



3
 2
 2

Rooms:
Property Type: Townhouse
 (Single)
[Agent Comments](#)

Indicative Selling Price

\$875,000 - \$925,000

Median House Price

March quarter 2017: \$1,247,500

Oversized Living On The City-Edge This refurbished three bedroom, two bathroom residence features balcony, elevated living zones/gourmet kitchen, double garage.

Comparable Properties



64 Henry St KENSINGTON 3031 (REI)

[Agent Comments](#)

3
 2
 1

Price: \$927,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: Townhouse (Res)



4/26 Barnett St KENSINGTON 3031 (REI)

[Agent Comments](#)

3
 1
 1

Price: \$917,500

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: Townhouse (Res)



9/80 Hobsons Rd KENSINGTON 3031 (REI)

[Agent Comments](#)

3
 2
 1

Price: \$855,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Townhouse (Res)

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

17/120 Newman Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$875,000

&

\$925,000

Median sale price

Median price \$1,247,500

House

X

Suburb

Kensington

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
64 Henry St KENSINGTON 3031	\$927,000	25/03/2017
4/26 Barnett St KENSINGTON 3031	\$917,500	20/05/2017
9/80 Hobsons Rd KENSINGTON 3031	\$855,000	03/06/2017