



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 price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$875,000 &amp; \$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