

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**12 Frearson Walk, 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 \$1,000,000 & \$1,100,000**

### MEDIAN SALE PRICE

**Median price \$1,145,000 | House | Kensington (3031)**

**Period - From 2 February 2017 to 20 July 2017 | Source - REIV**

### COMPARABLE PROPERTY SALES

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
<b>19 REYNOLDS LANE, KENSINGTON VIC 3031</b>	<b>\$1,085,000</b>	<b>28/03/2017</b>
<b>100 WESTBOURNE RD, KENSINGTON VIC 3031</b>	<b>\$1,022,500</b>	<b>22/03/2017</b>
<b>31 TANKARD ST, KENSINGTON VIC 3031</b>	<b>\$992,500</b>	<b>19/06/2017</b>