

45 Wolseley Parade, Kensington Vic 3031



3 Bed 1 Bath 2 Car

Property Type: House

Land Size: 445 sqm approx.

Indicative Selling Price

\$1,790,000

Median House Price

Year ending June 2018: \$1,115,000

Agent Comments: Great land size for the location. Original/period detail in front principal rooms. ROW at rear.

Comparable Properties



67 Market Street, Kensington 3031 (REI)

4 Bed 1 Bath 1 Car

Price: \$1,910,000

Method: Auction Sale

Date: 22/09/2018

Property Type: House

Agent Comments: Similar land size, with greater accommodation. Updated internally with rear yard



501 Dryburgh Street, North Melbourne 3051 (REI)

4 Bed 3 Bath 1 Car

Price: \$2,050,000

Method: Auction Sale

Date: 25/08/2018

Property Type: House (Res)

Agent Comments: Smaller land size, substantially larger property in premium position. Included self-contained rear unit



52 Ormond Street, Kensington 3031 (REI)

4 Bed 2 Bath

Price: \$1,501,000

Method: Auction Sale

Date: 04/08/2018

Property Type: House (Res)

Agent Comments: Smaller land size, double storey Victorian property. Premium position, updated internally

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

45 Wolseley Parade, Kensington Vic 3031

Indicative selling price

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

Single Price \$1,790,000

Median sale price

Median price \$1,170,000 House Suburb Kensington

Period - From 01/10/2017 to 30/09/2018 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
67 Market Street, KENSINGTON 3031	\$1,910,000	22/09/2018
501 Dryburgh Street, NORTH MELBOURNE 3051	\$2,050,000	25/08/2018
52 Ormond Street, KENSINGTON 3031	\$1,501,000	04/08/2018