



PROPERTY PROFILE

402/18 Bent Street Kensington VIC 3031

Prepared on: 14 August 2017



CoreLogic[®]

402/18 Bent Street Kensington VIC 3031




► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	402/18 Bent Street Kensington VIC 3031	Lot/Plan:	46/PS634880
Council area:	Melbourne	Property type:	UNIT
Year built:	1930	Floor area:	68m ²
Zone:	MUZ, Mixed Use Zone		

► ESTIMATED PROPERTY VALUE




Here we provide an estimate of the property's value based on statistical data.

Estimated Value:	\$654,654	 High Confidence
Estimated Value Range:	\$550,000 - \$690,000	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

► PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$565,000	Sale date:	23/12/2015
Sale advised by:	Government	Sold by:	Rendina Real Estate
LAST SALE CAMPAIGN			
Campaign period:	17/04/2015 - 02/09/2015	Listed by:	Nathan Collyer, Rendina Real Estate Kensington
LAST RENTAL CAMPAIGN			
Campaign period:	20/07/2013 - 03/08/2013	Latest ad price:	\$460/W
Listed by:	Mary Raditsis, Rendina Real Estate Kensington		

► PROPERTY SALE HISTORY

Sale price:	\$565,000	Sale date:	23/12/2015
Sale type:	Unknown	Sale advised by:	Government
Sold by:	Rendina Real Estate		
Sale price:	\$545,000	Sale date:	11/06/2013
Days on Market:	106	Sale type:	Unknown
Sale advised by:	Government	Sold by:	Rendina Real Estate - Kensington
Sale price:	\$396,000	Sale date:	17/06/2010
Sale type:	Unknown	Sale advised by:	Government

▶ PROPERTY HISTORY - FOR SALE





















Price description:	Not Disclosed	Campaign period:	17/04/2015 - 02/09/2015
Listing method:	Auction	Days on Market:	139
Listed by:	Nathan Collyer, Rendina Real Estate Kensington		

Price description:	\$540,000 - \$565,000	Campaign period:	26/02/2013 - 11/06/2013
Latest ad price:	\$565,000	Listing method:	Normal Sale
Days on Market:	106	Listed by:	Leigh Chant, Rendina Real Estate Kensington

▶ PROPERTY HISTORY - FOR RENT


Campaign period:	20/07/2013 - 03/08/2013	Latest ad price:	\$460/W
Days on Market:	15	Listed by:	Mary Raditsis, Rendina Real Estate Kensington

▶ RECENTLY SOLD PROPERTIES

	302/18 Bent Street Kensington VIC 3031	   
<p>from property: 0m</p>	<p>Sale price: \$645,000</p> <p>Sale date: 23/11/2016</p> <p>Days on Market: 22</p> <p>Sale advised by: Government</p> <p>Price description: \$575,000</p> <p>Latest ad price: \$550,000</p>	<p>Lot/Plan: 36/PS634880</p> <p>Sale type: Unknown</p> <p>Sold by: Nelson Alexander Real Estate</p> <p>Campaign period: 02/11/2016 - 23/11/2016</p>
	2/63-69 Brougham Street North Melbourne VIC 3051	   
<p>from property: 0.7km</p>	<p>Sale price: \$726,000</p> <p>Sale date: 04/03/2017</p> <p>Days on Market: 25</p> <p>Sale advised by: Agent</p> <p>Price description: Contact Agent</p>	<p>Lot/Plan: 1/SP29900</p> <p>Sale type: Unknown</p> <p>Sold by: Jellis Craig - North Melbourne</p> <p>Campaign period: 08/02/2017 - 04/03/2017</p>
	11/300 Racecourse Road Flemington VIC 3031	   
<p>from property: 0.9km</p>	<p>Sale price: \$603,000</p> <p>Sale date: 08/04/2017</p> <p>Days on Market: 26</p> <p>Sale advised by: Government</p> <p>Price description: \$500,000 - \$550,000</p>	<p>Lot/Plan: 11/PS526729</p> <p>Sale type: Unknown</p> <p>Sold by: Nelson Alexander Real Estate - Flemington</p> <p>Campaign period: 14/03/2017 - 08/04/2017</p>
	89 Market Street Kensington VIC 3031	   
<p>from property: 1.0km</p>	<p>Sale price: \$650,000</p> <p>Sale date: 03/12/2016</p> <p>Days on Market: 25</p> <p>Sale advised by: Government</p> <p>Price description: \$565,000</p> <p>Latest ad price: \$540,000</p>	<p>Lot/Plan: 1/SP20955</p> <p>Sale type: Unknown</p> <p>Sold by: Nelson Alexander</p> <p>Campaign period: 09/11/2016 - 03/12/2016</p>

Distance from 402/18 Bent Street Kensington VIC 3031
Agent advised

► PROPERTIES FOR SALE



204/720 Queensberry Street North Melbourne VIC 3051

2

1

1

-

Lot/Plan: 204A/PS635846

from property: 1.0km

Price description:

\$599,950

Campaign period:

27/04/2017 - Current

First ad price:

\$650,000

Latest ad price:

\$599,950

Listing method:

Normal Sale

Days on Market:


110

Listed by:

John Sdregas, Jmre - North Melbourne

Ad price variation:

-7.7%



104/269-275 Abbotsford Street North Melbourne VIC 3051

2

1

1

-

from property: 1.1km

Price description:

\$596,000

Campaign period:

24/10/2015 - Current

First ad price:

\$596,000

Latest ad price:

\$596,000

Listing method:

Normal Sale

Days on Market:


661

Listed by:

135 Arden

Ad price variation:

0.0%



119/269-275 Abbotsford Street North Melbourne VIC 3051

2

1

1

-

from property: 1.1km

Price description:

\$653,000

Campaign period:

12/01/2016 - Current

First ad price:

\$653,000

Latest ad price:

\$653,000

Listing method:

Normal Sale

Days on Market:


581

Listed by:

135 Arden

Ad price variation:

0.0%



401/16 Anderson Street West Melbourne VIC 3003

2

1

1

-

Lot/Plan: 401/PS725842

from property: 1.3km

Price description:

\$602,100

Campaign period:

08/05/2017 - Current

First ad price:

\$585,000

Latest ad price:

\$602,100

Listing method:

Normal Sale

Days on Market:

99

Listed by:





















Hayden Real Estate, Hayden Real Estate Melbourne

Ad price variation:

2.9%

Distance from 402/18 Bent Street Kensington VIC 3031

► PROPERTIES FOR RENT

	212/71 Henry Street Kensington VIC 3031	   
<p>from property: 0.7km</p>	<p>Latest ad price: \$420/W</p> <p>Campaign period: 19/07/2017 - 10/08/2017</p> <p>Days on Market: 27</p>	<p>Lot/Plan: 212/PS642724</p> <p>Listed by: Mackenzie Foelz, Three Sixty Property Group</p>
	6/60 Henry Street Kensington VIC 3031	   
<p>from property: 0.8km</p>	<p>Latest ad price: \$450/W</p> <p>Campaign period: 06/07/2017 - 04/08/2017</p> <p>Days on Market: 40</p>	<p>Lot/Plan: 2C06/PS511676</p> <p>Listed by: Sophie Clarke, Hayden Real Estate (South Yarra) - South Yarra</p>
	311/255 Racecourse Road Kensington VIC 3031	   
<p>from property: 0.8km</p>	<p>Latest ad price: \$450/W</p> <p>Campaign period: 26/07/2017 - 08/08/2017</p> <p>Days on Market: 20</p>	<p>Lot/Plan: 311/PS640902</p> <p>Listed by: Leasing Consultant, Jellis Craig - Kensington</p>
	102/720 Queensberry Street North Melbourne VIC 3051	   
<p>from property: 1.0km</p>	<p>Latest ad price: \$570/W</p> <p>Campaign period: 11/07/2017 - 12/08/2017</p> <p>Days on Market: 35</p>	<p>Lot/Plan: 102/PS635846</p> <p>Listed by: Tamara Rotar, McGrath - Yarraville</p>

Distance from 402/18 Bent Street Kensington VIC 3031

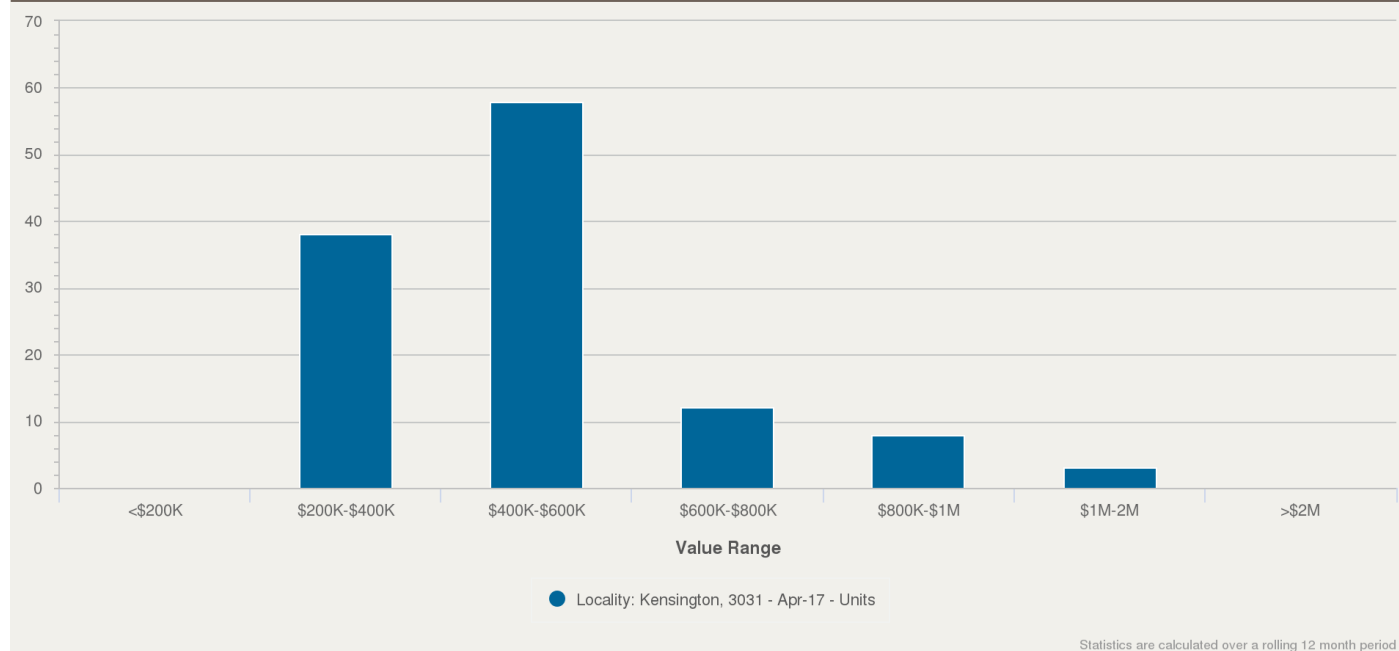
► KENSINGTON INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

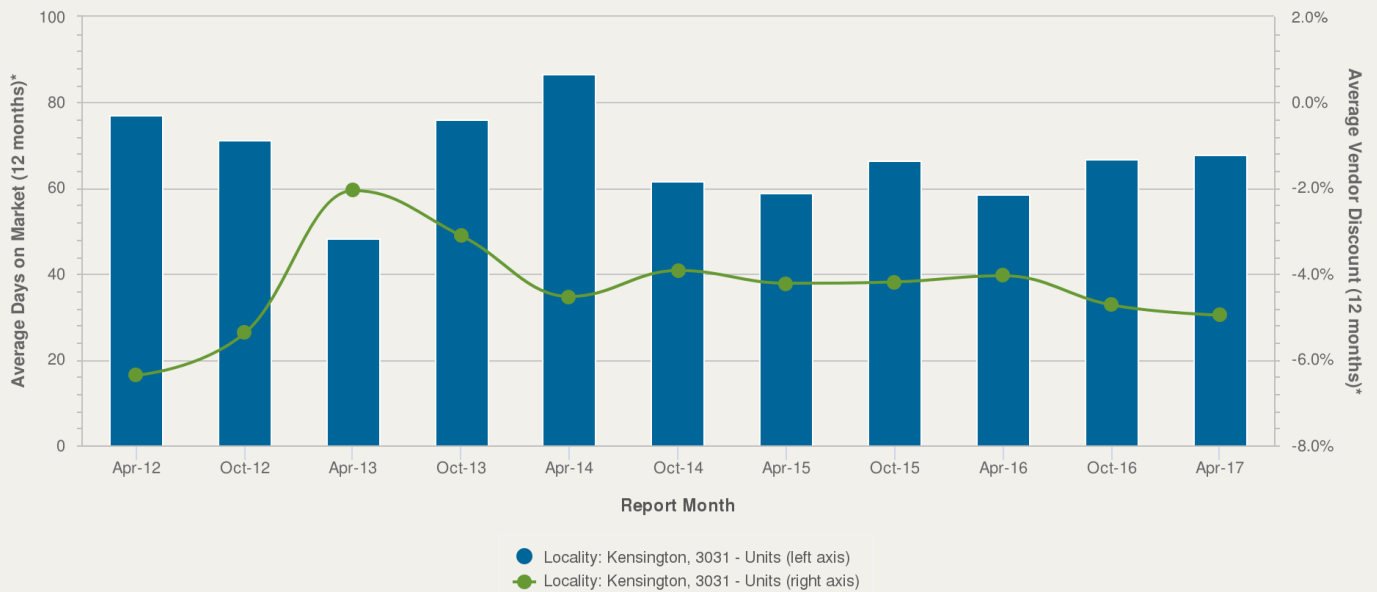
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

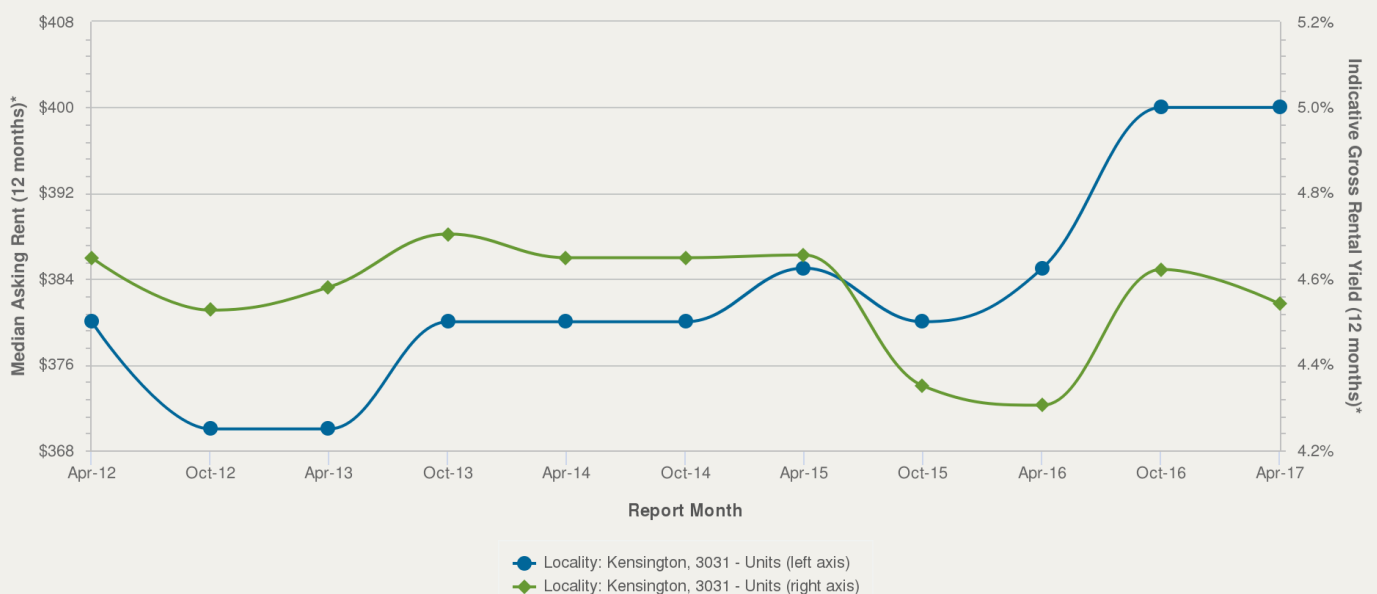


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Units	Change in Median Value (12 months)
Apr-2017	\$473,863	↑ 3.9%
Apr-2016	\$456,128	↑ 3.5%
Apr-2015	\$440,607	↓ -1.1%
Apr-2014	\$445,709	↑ 4.6%
Apr-2013	\$425,984	↓ -7.3%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

An automated valuation model estimate (**AVM Estimate**) is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. It is generated (i) by a mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value. An AVM Estimate is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an AVM Estimate is an accurate representation as to the market value of the subject property. To the full extent permitted by law, CoreLogic excludes all liability for any loss or damage howsoever arising suffered by the recipient, whether as a result of the recipient's reliance on the accuracy of an AVM Estimate or otherwise arising in connection with an AVM Estimate.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

State Government Copyright Notice and Disclaimer

VIC - The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au