



PROPERTY PROFILE

402/18 Bent Street Kensington VIC 3031

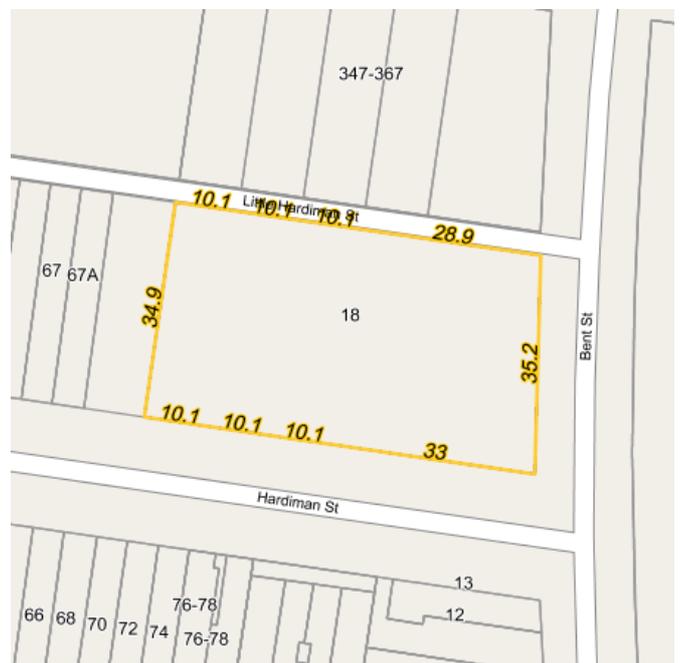
Prepared on: 14 August 2017



CoreLogic[®]

402/18 Bent Street Kensington VIC 3031

 2	 1	 1	 Approx. 2,135m ²
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▶ 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

	<h3>302/18 Bent Street Kensington VIC 3031</h3>	
<p>📍 from property: 0m</p>	<p>Sale price: \$645,000</p>	<p>Lot/Plan: 36/PS634880</p>
	<p>Sale date: 23/11/2016</p>	
	<p>Days on Market: 22</p>	<p>Sale type: Unknown</p>
	<p>Sale advised by: Government</p>	<p>Sold by: Nelson Alexander Real Estate</p>
	<p>Price description: \$575,000</p>	<p>Campaign period: 02/11/2016 - 23/11/2016</p>
	<p>Latest ad price: \$550,000</p>	
	<h3>2/63-69 Brougham Street North Melbourne VIC 3051</h3>	
<p>📍 from property: 0.7km</p>	<p>Sale price: \$726,000</p>	<p>Lot/Plan: 1/SP29900</p>
	<p>Sale date: 04/03/2017</p>	
	<p>Days on Market: 25</p>	<p>Sale type: Unknown</p>
	<p>Sale advised by: Agent</p>	<p>Sold by: Jellis Craig - North Melbourne</p>
	<p>Price description: Contact Agent</p>	<p>Campaign period: 08/02/2017 - 04/03/2017</p>
	<h3>11/300 Racecourse Road Flemington VIC 3031</h3>	
<p>📍 from property: 0.9km</p>	<p>Sale price: \$603,000</p>	<p>Lot/Plan: 11/PS526729</p>
	<p>Sale date: 08/04/2017</p>	
	<p>Days on Market: 26</p>	<p>Sale type: Unknown</p>
	<p>Sale advised by: Government</p>	<p>Sold by: Nelson Alexander Real Estate - Flemington</p>
	<p>Price description: \$500,000 - \$550,000</p>	<p>Campaign period: 14/03/2017 - 08/04/2017</p>
	<h3>89 Market Street Kensington VIC 3031</h3>	
<p>📍 from property: 1.0km</p>	<p>Sale price: \$650,000</p>	<p>Lot/Plan: 1/SP20955</p>
	<p>Sale date: 03/12/2016</p>	
	<p>Days on Market: 25</p>	<p>Sale type: Unknown</p>
	<p>Sale advised by: Government</p>	<p>Sold by: Nelson Alexander</p>
	<p>Price description: \$565,000</p>	<p>Campaign period: 09/11/2016 - 03/12/2016</p>
	<p>Latest ad price: \$540,000</p>	

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

▶ PROPERTIES FOR SALE

	204/720 Queensberry Street North Melbourne VIC 3051	
<p>📍 from property: 1.0km</p>	Price description: \$599,950	Lot/Plan: 204A/PS635846
	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	
<p>📍 from property: 1.1km</p>	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	
<p>📍 from property: 1.1km</p>	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	
<p>📍 from property: 1.3km</p>	Price description: \$602,100	Lot/Plan: 401/PS725842
	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

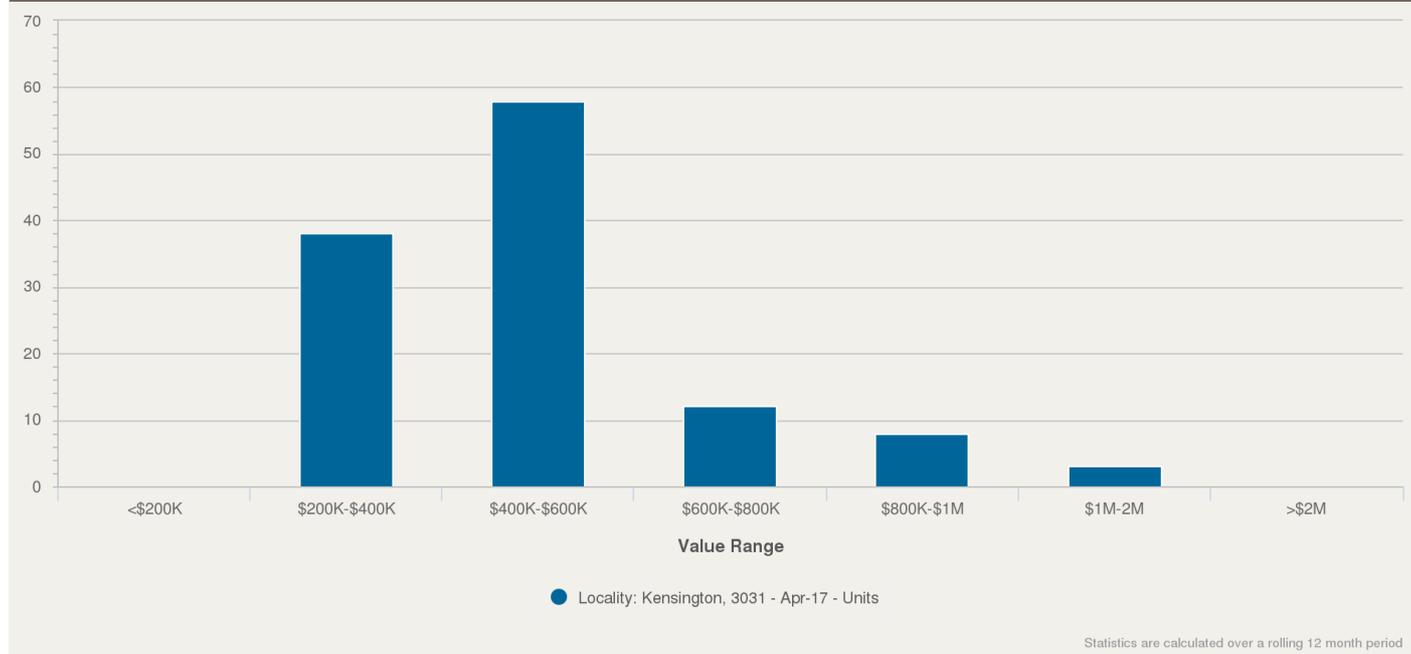
► KENSINGTON INSIGHTS

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

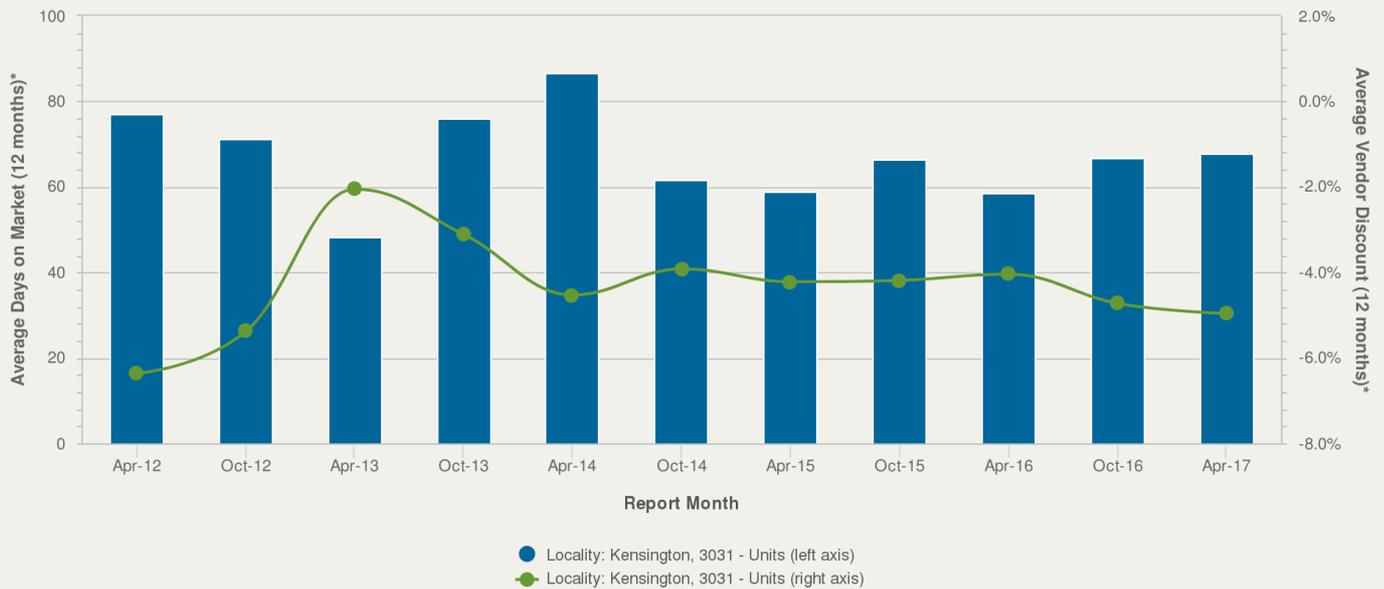
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



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

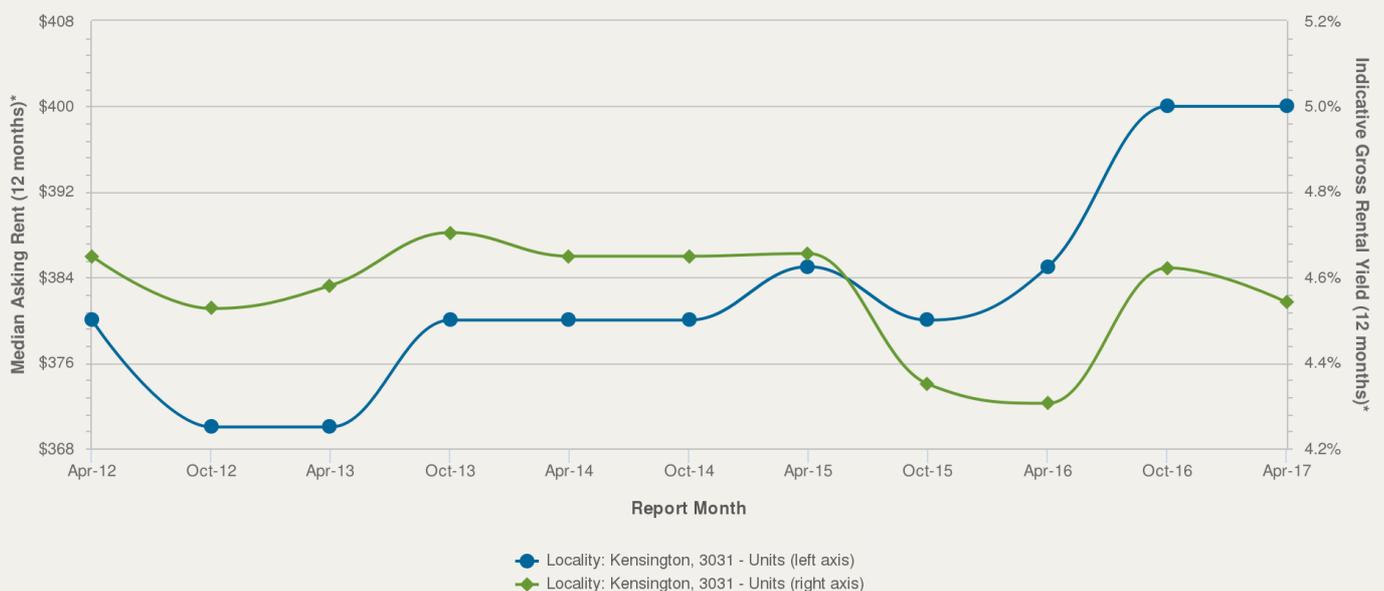


*Statistics are calculated over a rolling 12 month period

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

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Publisher

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