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	502/60 Speakmen Street, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$497,500	Pro	perty Type U	nit		Suburb	Kensington
Period - From	03/10/2023	to	02/10/2024	So	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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

Add	dress of comparable property	Price	Date of sale
1	401/62 Altona St KENSINGTON 3031	\$350,000	15/08/2024
2	16/17 Ascot Vale Rd FLEMINGTON 3031	\$315,000	22/05/2024
3	101/1 Ascot Vale Rd FLEMINGTON 3031	\$325,000	13/05/2024

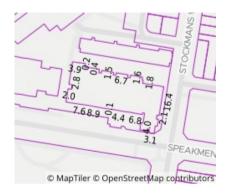
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2024 09:57









Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** 03/10/2023 - 02/10/2024: \$497,500

Comparable Properties



401/62 Altona St KENSINGTON 3031 (REI)

Price: \$350,000 Method: Private Sale Date: 15/08/2024

Property Type: Apartment

Agent Comments

16/17 Ascot Vale Rd FLEMINGTON 3031 (VG)





Price: \$315,000 Method: Sale Date: 22/05/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

101/1 Ascot Vale Rd FLEMINGTON 3031 (VG)





Price: \$325.000 Method: Sale Date: 13/05/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000



