

# 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 Including suburb and postcode 502/60 Speakmen Street, 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 \$300,000 & \$330,000

### Median sale price

Median price \$497,500 Property Type Unit Suburb Kensington

Period - From 03/10/2023 to 02/10/2024 Source 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	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 comparable properties 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



**Property Type:** Strata Unit/Flat

**Agent Comments**

**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)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 15/08/2024

**Property Type:** Apartment

**16/17 Ascot Vale Rd FLEMINGTON 3031 (VG)**

**Agent Comments**



**Price:** \$315,000

**Method:** Sale

**Date:** 22/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**101/1 Ascot Vale Rd FLEMINGTON 3031 (VG)**

**Agent Comments**



**Price:** \$325,000

**Method:** Sale

**Date:** 13/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jas Stephens - Yarraville | P: 03 93169000**