

206/60 Speakmen Street, Kensington Vic 3031



1 Bed 1 Bath 1 Car
Rooms: 2
Property Type: Unit
Indicative Selling Price
 \$360,000 - \$390,000
Median House Price
 Year ending June 2024: \$575,000

Comparable Properties



401/62 Altona Street, Kensington 3031 (REI)
1 Bed 1 Bath 1 Car
Price: \$350,000
Method: Private Sale
Date: 15/08/2024
Property Type: Apartment
Agent Comments: Comparable accommodation. Freshly presented, large balcony.



213/80 Ormond Street, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$360,000
Method: Private Sale
Date: 05/08/2024
Property Type: Apartment
Agent Comments: Comparable accommodation. Freshly presented, large balcony.



1313/1 Warde Street, Footscray 3011 (REI)
1 Bed 1 Bath 1 Car
Price: \$380,000
Method: Private Sale
Date: 26/07/2024
Property Type: Apartment
Agent Comments: Comparable accommodation with a large balcony.

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

206/60 Speakmen Street, Kensington Vic 3031

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$575,000 Unit x Suburb Kensington

Period - From 01/07/2023 to 30/06/2024 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
401/62 Altona Street, KENSINGTON 3031	\$350,000	15/08/2024
213/80 Ormond Street, KENSINGTON 3031	\$360,000	05/08/2024
1313/1 Warde Street, FOOTSCRAY 3011	\$380,000	26/07/2024

This Statement of Information was prepared on:

07/10/2024 16:20