

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

304/60 Speakmen Street Kensington VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

8/8 Howlett Street Kensington VIC 3031	\$529,000	05-May-21
127/200 Smithfield Road Flemington VIC 3031	\$462,000	10-Feb-21
813/1 Ascot Vale Road Flemington VIC 3031	\$430,000	03-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 12 July 2021

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8/8 Howlett Street Kensington VIC 3031

Sold Price

\$529,000

Sold Date

05-May-21

2

1

1

Distance

0.69km



127/200 Smithfield Road Flemington VIC 3031

Sold Price

\$462,000

Sold Date

10-Feb-21

2

1

2

Distance

0.74km



813/1 Ascot Vale Road Flemington VIC 3031

Sold Price

\$430,000

Sold Date

03-Mar-21

2

1

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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