

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

412/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Single price

\$379,500

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Kensington

Period - From

01/07/2023

to

30/09/2023

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	101/8 Burrowes St ASCOT VALE 3032	\$385,000	09/11/2023
2	1406/2 Joseph Rd FOOTSCRAY 3011	\$382,500	22/08/2023
3	815/1 Moreland St FOOTSCRAY 3011	\$375,000	31/07/2023

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:

30/11/2023 12:40



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$379,500

Median Unit Price

September quarter 2023: \$590,000

Comparable Properties



101/8 Burrowes St ASCOT VALE 3032 (REI)

Agent Comments

1
 1
 1

Price: \$385,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment



1406/2 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

1
 1
 1

Price: \$382,500

Method: Private Sale

Date: 22/08/2023

Property Type: Apartment



815/1 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1
 1
 1

Price: \$375,000

Method: Sold Before Auction

Date: 31/07/2023

Property Type: Apartment

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