

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

605/70 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2023

to

30 Sep 2024

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

510/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$505,000	12-Jul-24
410/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$517,000	05-Jun-24
710/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$535,000	10-Apr-24

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: 10 October 2024

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**510/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$505,000** Sold Date **12-Jul-24**

Distance **0.91km**



**410/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$517,000** Sold Date **05-Jun-24**

Distance **0.93km**



**710/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 2 1

Sold Price **\$535,000** Sold Date **10-Apr-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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