

## 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

307/60 SPEAKMEN STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jun 2022

to

31 May 2023

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

1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$425,000	16-Jun-23
701/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$435,000	13-Jun-23
212/40 ALTONA STREET KENSINGTON VIC 3031	\$417,500	24-Mar-23

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: 23 June 2023

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## 1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**16-Jun-23**

Distance

**0.84km**

701/1 ASCOT VALE ROAD, FLEMINGTON



## 701/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

2 1 1

Sold Price

<sup>RS</sup>

**\$435,000**

Sold Date

**13-Jun-23**

Distance

**0.9km**



## 212/40 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price

**\$417,500**

Sold Date

**24-Mar-23**

Distance

**1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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