

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

507/70 Speakmen Street, Kensington Vic 3031

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Kensington

Period - From 01/04/2021 to 30/06/2021 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	202/88 Altona St KENSINGTON 3031	\$435,000	01/07/2021
2	304/60 Speakmen St KENSINGTON 3031	\$395,500	13/07/2021
3			

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: 15/09/2021 16:10

507/70 Speakmen Street, Kensington Vic 3031



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

June quarter 2021: \$600,000

Comparable Properties



202/88 Altona St KENSINGTON 3031 (RE/VG)

Agent Comments

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Price: \$435,000

Method: Private Sale

Date: 01/07/2021

Property Type: Apartment



304/60 Speakmen St KENSINGTON 3031 (VG)

Agent Comments

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Price: \$395,500

Method: Sale

Date: 13/07/2021

Property Type: Flat/Unit/Apartment (Res)

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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