

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

307/80 Speakmen Street, Kensington Vic 3031

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Kensington

Period - From

14/12/2019

to

13/12/2020

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	206/72 Altona St KENSINGTON 3031	\$524,000	21/11/2020
2	5/64 Dover St FLEMINGTON 3031	\$500,000	20/11/2020
3	31/20 Howlett St KENSINGTON 3031	\$495,000	25/09/2020

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:

14/12/2020 12:35

307/80 Speakmen Street, Kensington Vic 3031



 2  2  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$515,000

Median Unit Price

14/12/2019 - 13/12/2020: \$550,000

Comparable Properties



206/72 Altona St KENSINGTON 3031 (REI)

Agent Comments

 2  1  1

Price: \$524,000

Method: Auction Sale

Date: 21/11/2020

Property Type: Apartment



5/64 Dover St FLEMINGTON 3031 (REI)

Agent Comments

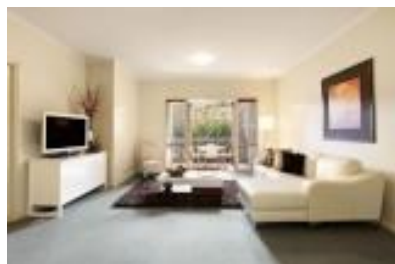
 2  1  1

Price: \$500,000

Method: Sold Before Auction

Date: 20/11/2020

Property Type: Apartment



31/20 Howlett St KENSINGTON 3031 (VG)

Agent Comments

 2  -  -

Price: \$495,000

Method: Sale

Date: 25/09/2020

Property Type: Flat/Unit/Apartment (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.