

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Kensington VIC 3031  
Including suburb and  
postcode

#### Indicative selling price

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

Single price \$645000 or range between \$\* & \$

#### Median sale price

Median price \$ Property Type Suburb

Period - From to Source

#### 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
1 229/77 Hobson Rd, Kensington	\$627,000	23/10/2024
2 108/77 HOBSONS ROAD KENSINGTON	\$645,000	06/06/2024
3 109/77 HOBSONS ROAD KENSINGTON	\$625,000	21/10/2024

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: Sharon Richter