

## 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

110/80 SPEAKMEN STREET KENSINGTON VIC 3031

### 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

or range  
between

\$350,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2023

to

31 Oct 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

301/108 ALTONA STREET KENSINGTON VIC 3031	\$382,000	18-May-24
5/110 UNION ROAD ASCOT VALE VIC 3032	\$350,000	18-Jul-24
5/60 FARNHAM STREET FLEMINGTON VIC 3031	\$398,000	15-Jul-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.~~

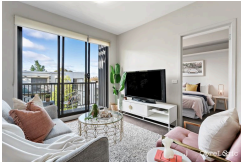
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**301/108 ALTONA STREET  
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$382,000** Sold Date **18-May-24**

Distance **0.86km**



**5/110 UNION ROAD ASCOT VALE  
VIC 3032**

1 1 1

Sold Price **\$350,000** Sold Date **18-Jul-24**

Distance **1.93km**



**5/60 FARNHAM STREET  
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$398,000** Sold Date **15-Jul-24**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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