

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

310/70 SPEAKMEN STREET KENSINGTON VIC 3031

Indicative selling price

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

Single Price

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Kensington

Period-from

01 May 2022

to

30 Apr 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

308/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$483,000	22-Apr-23
903/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$465,000	08-Jan-23
208/80 SPEAKMEN STREET KENSINGTON VIC 3031	\$495,000	17-Jan-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: 29 May 2023

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**308/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 2 1

Sold Price

^{RS}

\$483,000

Sold Date

22-Apr-23

Distance

0km



**903/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 2 1

Sold Price

\$465,000

Sold Date

08-Jan-23

Distance

0km



**208/80 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 2 1

Sold Price

\$495,000

Sold Date

17-Jan-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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