

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

339/77 Hobsons Road 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

or range
between

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,500

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2019

to

29 Feb 2020

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

239/77 Hobsons Road Kensington VIC 3031	\$565,000	29-Jan-20
105/86 Altona Street Kensington VIC 3031	\$520,000	17-Feb-20
308/16 Mawbey Street Kensington VIC 3031	\$555,000	09-Dec-19

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: 20 March 2020

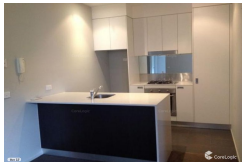

**239/77 Hobsons Road Kensington
VIC 3031**

Sold Price

^{RS} **\$565,000** ^{UN}Sold Date **29-Jan-20**

2
 1
 1

Distance -


**105/86 Altona Street Kensington
VIC 3031**

Sold Price

^{RS} **\$520,000**Sold Date **17-Feb-20**

2
 1
 1

Distance **0.8km**
**308/16 Mawbey Street Kensington
VIC 3031**

Sold Price

\$555,000Sold Date **09-Dec-19**

2
 1
 1

Distance **0.89km****RS** = Recent sale**UN** = Undisclosed Sale

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