

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

332/77 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2022

to

30 Nov 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

605/77 HOBSONS ROAD KENSINGTON VIC 3031	\$605,000	11-Jul-23
23/2 BALLARAT ROAD FOOTSCRAY VIC 3011	\$620,000	22-Aug-23
202/72 ALTONA STREET KENSINGTON VIC 3031	\$580,000	28-Sep-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: 08 December 2023

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**605/77 HOBSONS ROAD
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$605,000** Sold Date **11-Jul-23**Distance **0.07km****23/2 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$620,000** Sold Date **22-Aug-23**Distance **0.71km****202/72 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price ^{RS} **\$580,000** Sold Date **28-Sep-23**Distance **0.81km****RS** = Recent sale**UN** = Undisclosed Sale

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