

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

402/60 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

\$340,000

or range
between

&

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

502/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$335,000	22-Oct-24
3/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$340,000	10-Aug-24
807/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$340,000	11-Oct-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.~~

This Statement of Information was prepared on: 11 November 2024

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**502/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

 1  1  1

Sold Price

^{RS}

\$335,000

Sold Date

22-Oct-24

Distance

0km



**3/1-13 GATEHOUSE DRIVE
KENSINGTON VIC 3031**

 1  1  1

Sold Price

^{RS}

\$340,000

Sold Date

10-Aug-24

Distance

0.45km



**807/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

 1  1  1

Sold Price

Sold Date

11-Oct-24

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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