

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

130/79 Hobsons Road, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$613,500 Property Type Unit Suburb Kensington

Period - From 01/07/2024 to 30/09/2024 Source REIV

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 six 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
1	4/7 Rankins Rd KENSINGTON 3031	\$405,000	03/09/2024
2	1519/1 Ascot Vale Rd FLEMINGTON 3031	\$405,000	01/07/2024
3	1304/4 Joseph Rd FOOTSCRAY 3011	\$400,000	27/06/2024

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 six months.~~

This Statement of Information was prepared on:

02/11/2024 13:10



Property Type:
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
September quarter 2024: \$613,500

Comparable Properties



4/7 Rankins Rd KENSINGTON 3031 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 03/09/2024
Property Type: Flat/Unit/Apartment (Res)



1519/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 01/07/2024
Property Type: Apartment



1304/4 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 27/06/2024
Property Type: Apartment