Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

134/77 Hobsons Road, Kensington Vic 3031
1

Indicative selling price

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

Range between \$550,000	&	\$600,000
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Median sale price

Median price	\$575,000	Pro	perty Type	Jnit		Suburb	Kensington
Period - From	01/07/2023	to	30/06/2024	9	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

Add	dress of comparable property	Price	Date of sale
1	306/72 Altona St KENSINGTON 3031	\$581,100	07/06/2024
2	611/77 Hobsons Rd KENSINGTON 3031	\$590,000	24/05/2024
3	601/72 Altona St KENSINGTON 3031	\$577,500	27/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/08/2024 14:26









Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending June 2024: \$575,000

Comparable Properties



306/72 Altona St KENSINGTON 3031 (REI/VG)

a St KENSINGTON 3031 (KEI

Price: \$581,100 Method: Private Sale Date: 07/06/2024

Property Type: Apartment

Agent Comments



611/77 Hobsons Rd KENSINGTON 3031

(REI/VG)

-2

= 2 **=** 1 **=**

Price: \$590,000 Method: Private Sale Date: 24/05/2024

Property Type: Apartment

Agent Comments

Agent Comments



601/72 Altona St KENSINGTON 3031 (REI/VG)

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Price: \$577,500 Method: Private Sale Date: 27/03/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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