

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

803/70 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

or range
between

\$440,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Jan 2024

to

31 Dec 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

605/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$482,000	09-Nov-24
27/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$470,000	12-Nov-24
1/80 ORMOND STREET KENSINGTON VIC 3031	\$465,000	13-Aug-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: 29 January 2025

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**605/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

 2  2  1

Sold Price **\$482,000** Sold Date **09-Nov-24**

Distance **0km**

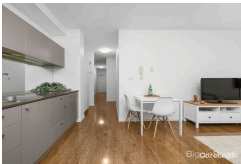


**27/1-13 GATEHOUSE DRIVE
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$470,000** Sold Date **12-Nov-24**

Distance **0.49km**



**1/80 ORMOND STREET
KENSINGTON VIC 3031**

 2  2  1

Sold Price **\$465,000** Sold Date **13-Aug-24**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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