

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 802/70 Speakmen Street, Kensington, VIC 3031

Indicative selling price

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

Price Range

\$395,000

&

\$420,000

Median sale price

Median price

\$520,500

Property Type

Apartment

Suburb

Kensington (3031)

Period - From

07/07/2021

to

06/07/2022

Source

realestate.com.au

Comparable property sales

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
308/108 ALTONA STREET, KENSINGTON VIC 3031	\$429,950	24/05/2022
307/70 SPEAKMEN STREET, KENSINGTON VIC 3031	\$402,500	04/04/2022
302/60 SPEAKMEN STREET, KENSINGTON VIC 3031	\$387,500	13/05/2022

This Statement of Information was prepared on: 06/07/2022