

35/29 Bendall Street, Kensington Vic 3031



2 Bed 1 Bath 2 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$699,000
Median House Price
 Year ending September 2024:
 \$577,500

Comparable Properties



21/29 Bendall Street, Kensington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$657,500
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment
Agent Comments: Two bedroom apartment located in the same complex, freshly presented



16/46 Manningham Street, Parkville 3052 (REI)
2 Bed 1 Bath 1 Car
Price: \$715,000
Method: Sold Before Auction
Date: 29/08/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment with updates throughout.



404/21 Moreland Street, Footscray 3011 (REI)
3 Bed 1 Bath 2 Car
Price: \$690,000
Method: Private Sale
Date: 27/08/2024
Property Type: Apartment
Agent Comments: Comparable two bedroom apartment. Inferior presentation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

35/29 Bendall Street, Kensington Vic 3031

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$577,500

Unit

x

Suburb

Kensington

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales

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
21/29 Bendall Street, KENSINGTON 3031	\$657,500	30/09/2024
16/46 Manningham Street, PARKVILLE 3052	\$715,000	29/08/2024
404/21 Moreland Street, FOOTSCRAY 3011	\$690,000	27/08/2024

This Statement of Information was prepared on:

14/10/2024 16:11