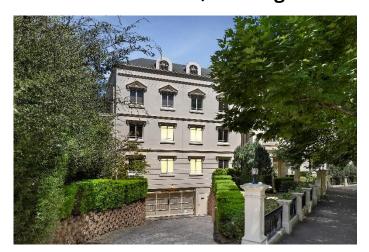
35/29 Bendall Street, Kensington Vic 3031



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	Pro	perty	offered	for sa	le
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Address Including suburb or locality and postcode	35/29 Bendall Street, Kensington Vic 3031
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Indicative selling price

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

699,000

Median sale price

Median price	\$577,500		Unit	х	Suburb	Kensir	ngton	
Period - From	01/10/2023	to	30/09/20	024	S	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:	4/10/2024 16:11
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