

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

103/60 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2024

to

31 Jan 2025

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

206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24
110/80 SPEAKMEN STREET KENSINGTON VIC 3031	\$362,500	18-Dec-24
206/88 ALTONA STREET KENSINGTON VIC 3031	\$350,000	10-Dec-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: 24 February 2025

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206/60 SPEAKMEN STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$370,000** Sold Date **19-Nov-24**

Distance **0km**



110/80 SPEAKMEN STREET KENSINGTON VIC 3031

1 1 1

Sold Price ^{RS} **\$362,500** Sold Date **18-Dec-24**

Distance **0km**



206/88 ALTONA STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$350,000** Sold Date **10-Dec-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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