

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	208/70 Speakmen Street, Kensington, VIC 3031
Including suburb and postcode	

Indicative selling price

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

Price Range	\$435,000	&	\$449,000
-------------	-----------	---	-----------

Median sale price

Median price	\$532,500	Property Type	Unit	Suburb	Kensington (3031)
Period - From	01/01/2024	to	31/12/2024	Source	Corelogic

Comparable property sales

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 six months.
---	---

This Statement of Information was prepared on:	29/01/2025
--	------------