

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

208/60 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

\$425,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2022

to

31 Oct 2023

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

307/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$417,000	31-Jul-23
24/200 SMITHFIELD ROAD FLEMINGTON VIC 3031	\$440,090	03-Nov-23
701/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$435,000	30-May-23

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.~~

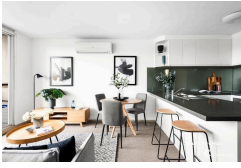
This Statement of Information was prepared on: 09 November 2023

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307/60 SPEAKMEN STREET KENSINGTON VIC 3031

2 1 1

Sold Price **\$417,000** Sold Date **31-Jul-23**

Distance **0km**



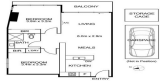
24/200 SMITHFIELD ROAD FLEMINGTON VIC 3031

2 1 1

Sold Price ^{RS} **\$440,090** Sold Date **03-Nov-23**

Distance **0.76km**

701/1 ASCOT VALE ROAD, FLEMINGTON



701/1 ASCOT VALE ROAD FLEMINGTON VIC 3031

2 1 1

Sold Price **\$435,000** Sold Date **30-May-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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