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	209/71-89 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Single price $630,000

Median sale price

Median price $565,000 Property Type Unit Suburb Kensington

Period - From 23/04/2023 to 22/04/2024 Source REIV

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 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
1	331/77 Hobsons Rd KENSINGTON 3031	$625,000	06/01/2024
2	1817/1 Ascot Vale Rd FLEMINGTON 3031	$607,000	04/12/2023
3	1208C/2 Tannery Wlk FOOTSCRAY 3011	$600,000	06/03/2024

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 six months.~~

This Statement of Information was prepared on: 23/04/2024 15:54

209/71-89 Hobsons Road, Kensington Vic 3031

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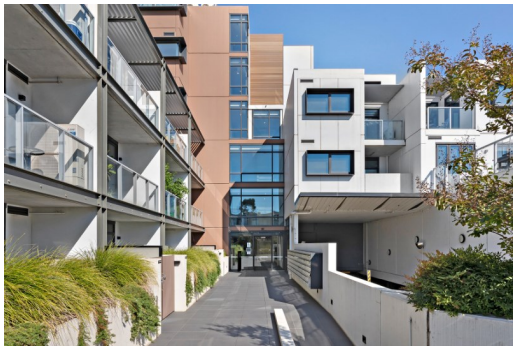

3 1 1

Property Type: Apartment

Agent Comments

3 bedroom apartment with secure parking

Indicative Selling Price
$630,000
Median Unit Price
23/04/2023 - 22/04/2024: $565,000

Comparable Properties

331/77 Hobsons Rd KENSINGTON 3031 (REI/VG)

2 2 1

Price: $625,000
Method: Private Sale
Date: 06/01/2024
Property Type: Apartment

Agent Comments

Superior outlook with superior outdoor space. Lacking 3rd bedroom however offered 2nd bathroom. Positioned in the same complex

1817/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

2 2 1

Price: $607,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment

Agent Comments

Superior outlook, one less bedroom but with additional bathroom

1208C/2 Tannery Wlk FOOTSCRAY 3011 (REI)

3 2 2

Price: $600,000
Method: Private Sale
Date: 06/03/2024
Property Type: Apartment

Agent Comments

Additional bathroom in a more high density area. Newer complex