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	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$630,000

Median sale price

Median price	\$565,000	Pro	perty Type Unit	t		Suburb	Kensington
Period - From	23/04/2023	to	22/04/2024	So	urce	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.

Ado	dress 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



Jerome Feery



Property Type: Apartment Agent Comments 3 bedroom apartment with secure parking (03) 8378 0514 0438 733 803 jeromefeery@jelliscraig.com.au

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

Comparable Properties



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

331/77 Hobsons Rd KENSINGTON 3031

Ý 1

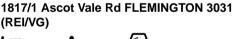
(REI/VG)

- 2

Agent Comments

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





🛏 2 🗰 2 🏳

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 Wik FOOTSCRAY 3011 (REI)

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

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.