

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

411/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between \$530,000 & \$570,000

Median sale price

Median price \$556,250 Property Type Unit Suburb Kensington

Period - From 01/01/2024 to 31/03/2024 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	332/77 Hobsons Rd KENSINGTON 3031	\$592,000	03/02/2024
2	127/77 Hobsons Rd KENSINGTON 3031	\$565,000	22/12/2023
3	241/77 Hobsons Rd KENSINGTON 3031	\$535,000	04/03/2024

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:

16/04/2024 11:55



Property Type: Unit/Apartment

Agent Comments

Modern single level apartment with large balcony.

Comparable Properties



332/77 Hobsons Rd KENSINGTON 3031
(REI/VG)



Price: \$592,000

Method: Private Sale

Date: 03/02/2024

Property Type: Apartment

Agent Comments

Superior outdoor space. Superior outlook.



127/77 Hobsons Rd KENSINGTON 3031
(REI/VG)



Price: \$565,000

Method: Private Sale

Date: 22/12/2023

Property Type: Apartment

Agent Comments

Superior outlook.



241/77 Hobsons Rd KENSINGTON 3031
(REI/VG)



Price: \$535,000

Method: Private Sale

Date: 04/03/2024

Property Type: Apartment

Agent Comments

Inferior floor plan. Inferior outlook.

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