# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$530,000		&		\$570,000			
Median sale p	rice							
Median price	\$556,250	Pro	operty Type	Unit			Suburb	Kensington
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress 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





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**Property Type:** Unit/Apartment Agent Comments

Indicative Selling Price \$530,000 - \$570,000 Median Unit Price March quarter 2024: \$556,250

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)

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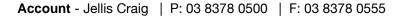
Price: \$565,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment Agent Comments Superior outlook.



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241/77 Hobsons Rd KENSINGTON 3031

Price: \$535,000 Method: Private Sale Date: 04/03/2024 Property Type: Apartment Agent Comments Inferior floor plan. Inferior outlook.





propertydata

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