

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

902/70 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2023

to

31 Jan 2024

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

208/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$416,000	17-Jan-24
6/17 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$430,000	11-Dec-23
307/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$417,000	31-Jul-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 February 2024



**208/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

^{RS}

\$416,000

Sold Date

17-Jan-24

Distance

0.06km



**6/17 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

2 1 1

Sold Price

\$430,000

Sold Date

11-Dec-23

Distance

1.1km



**307/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$417,000

Sold Date

31-Jul-23

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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