

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

127/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Kensington

Period - From 11/12/2022 to 10/12/2023 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	405/18 Bent St KENSINGTON 3031	\$575,000	09/08/2023
2	508/72 Altona St KENSINGTON 3031	\$575,000	26/10/2023
3	301/1 Ascot Vale Rd FLEMINGTON 3031	\$565,000	05/09/2023

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:

11/12/2023 15:42



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$580,000

Median Unit Price

11/12/2022 - 10/12/2023: \$570,000

Comparable Properties



405/18 Bent St KENSINGTON 3031 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment



508/72 Altona St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 26/10/2023

Property Type: Apartment

301/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 05/09/2023

Property Type: Apartment