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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$560,000		&		\$580,000			
Median sale pi	rice							
Median price	\$570,000	Pro	operty Type	Unit			Suburb	Kensington
Period - From	11/12/2022	to	10/12/2023		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	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





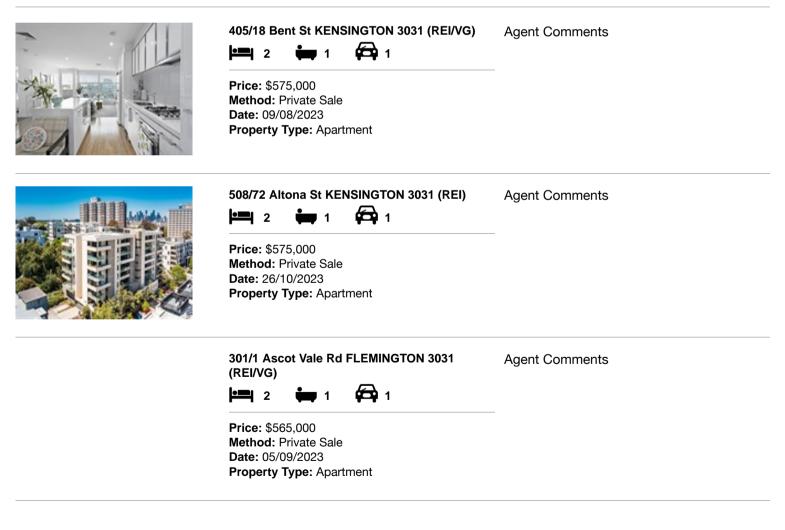




Property Type: Apartment Agent Comments

Indicative Selling Price \$560,000 - \$580,000 Median Unit Price 11/12/2022 - 10/12/2023: \$570,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata



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