

# 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

134/77 Hobsons Road, Kensington Vic 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Kensington

Period - From 01/07/2023 to 30/06/2024 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	306/72 Altona St KENSINGTON 3031	\$581,100	07/06/2024
2	611/77 Hobsons Rd KENSINGTON 3031	\$590,000	24/05/2024
3	601/72 Altona St KENSINGTON 3031	\$577,500	27/03/2024

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:

15/08/2024 14:26



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2024: \$575,000

## Comparable Properties



306/72 Altona St KENSINGTON 3031 (REI/VG) Agent Comments

2 1 1

Price: \$581,100

Method: Private Sale

Date: 07/06/2024

Property Type: Apartment



611/77 Hobsons Rd KENSINGTON 3031 (REI/VG) Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 24/05/2024

Property Type: Apartment



601/72 Altona St KENSINGTON 3031 (REI/VG) Agent Comments

2 1 1

Price: \$577,500

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment

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