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	404/77 Hobsons Road, Kensington Vic 3031

Indicative selling price

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

Range between $350,000 & $370,000

Median sale price

Median price $590,000 Property Type Unit Suburb Kensington

Period - From 01/07/2023 to 30/09/2023 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	22/29 Bendall St KENSINGTON 3031	$380,000	19/12/2023
2	412/77 Hobsons Rd KENSINGTON 3031	$370,000	12/12/2023
3	1405/1 Ascot Vale Rd FLEMINGTON 3031	$355,000	10/10/2023

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: 12/01/2024 10:42

404/77 Hobsons Road, Kensington Vic 3031



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$350,000 - $370,000
Median Unit Price
September quarter 2023: $590,000

Comparable Properties



22/29 Bendall St KENSINGTON 3031 (REI)

1 1 1

Price: $380,000
Method: Private Sale
Date: 19/12/2023
Property Type: Apartment

Agent Comments



412/77 Hobsons Rd KENSINGTON 3031 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 12/12/2023
Rooms: 2
Property Type: Apartment

Agent Comments



1405/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

1 1 1

Price: $355,000
Method: Private Sale
Date: 10/10/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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