

# 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 3/15 Bayswater 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 \$530,000 & \$550,000

### 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	209/71-89 Hobsons Rd KENSINGTON 3031	\$549,000	25/06/2024
2	306/72 Altona St KENSINGTON 3031	\$581,100	07/06/2024
3	6/15 Bayswater Rd KENSINGTON 3031	\$535,500	02/03/2024

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: 29/07/2024 11:53



**Property Type:** Apartment

**Agent Comments**

Ground floor apartment with 2 bedrooms plus study (potential 3rd bedroom) and balcony positioned in a great location in a boutique development.

**Indicative Selling Price**

\$530,000 - \$550,000

**Median Unit Price**

Year ending June 2024: \$575,000

## Comparable Properties



**209/71-89 Hobsons Rd KENSINGTON 3031 (REI)**



**Price:** \$549,000

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** Unit

**Agent Comments**

Modern apartment in an inferior location in a more dense complex. Comparable accommodation.



**306/72 Altona St KENSINGTON 3031 (REI)**



**Price:** \$581,100

**Method:** Private Sale

**Date:** 07/06/2024

**Property Type:** Apartment

**Agent Comments**

More open and modern apartment with larger outdoor space. Also offered a generous study space.



**6/15 Bayswater Rd KENSINGTON 3031 (VG)**



**Price:** \$535,500

**Method:** Sale

**Date:** 02/03/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**