

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

203/62 Altona Street, Kensington Vic 3031

Indicative selling price

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

Range between \$355,000

&

\$390,500

Median sale price

Median price \$531,500

House

Unit

X

Suburb Kensington

Period - From 01/04/2017

to 30/06/2017

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	303/62 Altona St KENSINGTON 3031	\$355,000	01/04/2017
2	309/40 Altona St KENSINGTON 3031	\$392,000	10/05/2017
3	205/72 Altona St KENSINGTON 3031	\$400,000	18/05/2017

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.~~



1 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$355,000 - \$390,500
Median Unit Price
June quarter 2017: \$531,500

Comparable Properties



303/62 Altona St KENSINGTON 3031 (REI/VG) **Agent Comments**

1 1 1

Price: \$355,000
Method: Sold Before Auction
Date: 01/04/2017
Rooms: 3
Property Type: Apartment



309/40 Altona St KENSINGTON 3031 (VG) **Agent Comments**

1 - -

Price: \$392,000
Method: Sale
Date: 10/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



205/72 Altona St KENSINGTON 3031 (REI/VG) **Agent Comments**

1 1 1

Price: \$400,000
Method: Sold Before Auction
Date: 18/05/2017
Rooms: 3
Property Type: Apartment