

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

201/40 ALTONA STREET KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

404/70 SPEAKMEN STREET KENSINGTON VIC 3031	\$419,000	24-Apr-24
4/7-9 RANKINS ROAD KENSINGTON VIC 3031	\$405,000	03-Sep-24
107/102 RANKINS ROAD KENSINGTON VIC 3031	\$425,000	02-Apr-24

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 6 months.

This Statement of Information was prepared on: 30 October 2024



**404/70 SPEAKMEN STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$419,000** Sold Date **24-Apr-24**

Distance **1.06km**



**4/7-9 RANKINS ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$405,000** Sold Date **03-Sep-24**

Distance **1.12km**



**107/102 RANKINS ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$425,000** Sold Date **02-Apr-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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