

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

G03/108 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2024

to

31 Jan 2025

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

103/108 ALTONA STREET KENSINGTON VIC 3031	\$495,000	24-Sep-24
205/86 ALTONA STREET KENSINGTON VIC 3031	\$493,250	26-Nov-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: 03 February 2025

Jimmy Lim

P 03 8686 8388

M 0415 089 332

E jimmy.lim@asialand.com.au



**103/108 ALTONA STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$495,000** Sold Date **24-Sep-24**

Distance **0.02km**



**205/86 ALTONA STREET
KENSINGTON VIC 3031**

 2  1  1

Sold Price **\$493,250** Sold Date **26-Nov-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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