

## 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

601/72 ALTONA STREET KENSINGTON VIC 3031

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2023

to

31 Jan 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

202/72 ALTONA STREET KENSINGTON VIC 3031	\$580,000	28-Sep-23
208/72 ALTONA STREET KENSINGTON VIC 3031	\$575,000	05-Sep-23
508/72 ALTONA STREET KENSINGTON VIC 3031	\$575,000	31-Oct-23

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: 28 February 2024

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**202/72 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$580,000** Sold Date **28-Sep-23**

Distance **0km**



**208/72 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$575,000** Sold Date **05-Sep-23**

Distance **0km**



**508/72 ALTONA STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price Sold Date **31-Oct-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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