

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

301/88 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2018

to

31 Aug 2019

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

101/88 Altona Street Kensington VIC 3031	\$357,000	21-Mar-19
305/88 Altona Street Kensington VIC 3031	\$348,000	17-Jun-19
210/108 Altona Street Kensington VIC 3031	\$350,000	29-Jul-19

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: 16 September 2019


**101/88 Altona Street Kensington
VIC 3031**

1 1 1

Sold Price

\$357,000

Sold Date

21-Mar-19

Distance

-


**305/88 Altona Street Kensington
VIC 3031**

1 1 1

Sold Price

\$348,000

Sold Date

17-Jun-19

Distance

-


**210/108 Altona Street Kensington
VIC 3031**

1 1 1

Sold Price

\$350,000

Sold Date

29-Jul-19

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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