

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

102/68 Altona Street, Kensington Vic 3031

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$455,000 Property Type Unit Suburb Kensington

Period - From 28/04/2022 to 27/04/2023 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	1/138 Shields St FLEMINGTON 3031	\$360,000	15/03/2023
2	106/62 Altona St KENSINGTON 3031	\$355,000	18/04/2023
3	208/62 Altona St KENSINGTON 3031	\$335,000	08/11/2022

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.~~

This Statement of Information was prepared on:

28/04/2023 11:07

102/68 Altona Street, Kensington Vic 3031

McGrath

Daniel Motalli

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Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

28/04/2022 - 27/04/2023: \$455,000



1 1 1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



1/138 Shields St FLEMINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$360,000

Method: Private Sale

Date: 15/03/2023

Property Type: Apartment



106/62 Altona St KENSINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Private Sale

Date: 18/04/2023

Property Type: Apartment



208/62 Altona St KENSINGTON 3031 (VG)

Agent Comments

1 - -

Price: \$335,000

Method: Sale

Date: 08/11/2022

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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