

# 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 405/ 40 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)

Indication price \$510,000

### Median sale price

Median price \$630,000

Property type *Apartment*

Suburb Kensington

Period - From 5/ 9/ 2021

to

5/ 09/ 2022

Source Property Data Online

### 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	311/ 71 Henry Street, Kensington VIC 3031	1 bathroom	\$530,000	17/05/2022
2	304/ 40 Altona Street, Kensington VIC 3031	2 bathroom	\$500,000	14/01/2022
3	3G/ 86 Altona Street, Kensington VIC 3031	1 bathroom	\$479,000	30/04/2022

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: 8<sup>th</sup> October 2022