

## 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

304/40 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)

Single Price

\$590,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2020

to

28 Feb 2021

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

|   |           |           |
|---|-----------|-----------|
| 8/11 Smith Street Kensington VIC 3031   | \$595,000 | 01-Apr-20 |
| 225/77 Hobsons Road Kensington VIC 3031 | \$600,000 | 15-Apr-20 |
| 11/12 Mawbey Street Kensington VIC 3031 | \$607,000 | 29-Apr-20 |

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: 01 March 2021



**8/11 Smith Street Kensington VIC 3031**

Sold Price

**\$595,000**

Sold Date

**01-Apr-20**

 2  1  1

Distance

**0.87km**



**225/77 Hobsons Road Kensington VIC 3031**

Sold Price

**\$600,000**

Sold Date

**15-Apr-20**

 2  2  1

Distance

**0.93km**



**11/12 Mawbey Street Kensington VIC 3031**

Sold Price

**\$607,000**

Sold Date

**29-Apr-20**

 2  2  1

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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