

# 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 702/72 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)

Range between \$565,000 & \$600,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Kensington

Period - From 01/10/2024 to 31/12/2024 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	703/72 Altona St KENSINGTON 3031	\$565,000	30/10/2024
2	407/72 Altona St KENSINGTON 3031	\$575,000	23/10/2024
3	607/72 Altona St KENSINGTON 3031	\$580,000	09/10/2024

**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: 14/02/2025 13:52



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**

\$565,000 - \$600,000

**Median Unit Price**

December quarter 2024: \$625,000

## Comparable Properties



**703/72 Altona St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 30/10/2024  
**Property Type:** Apartment



**407/72 Altona St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** Apartment



**607/72 Altona St KENSINGTON 3031 (REI/VG)**

Agent Comments



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** Unit

**Account - Dingle Partners** | P: 03 9614 6688 | F: 03 9629 8811



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