

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 301/108 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 \$556,250 Property Type Unit Suburb Kensington

Period - From 01/01/2024 to 31/03/2024 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	118/71 Henry St KENSINGTON 3031	\$395,000	17/01/2024
2	408/62 Altona St KENSINGTON 3031	\$345,000	23/11/2023
3	208/84 Altona St KENSINGTON 3031	\$315,000	11/03/2024

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: 22/04/2024 10:06



1 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

March quarter 2024: \$556,250

Comparable Properties



118/71 Henry St KENSINGTON 3031 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$395,000

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment



408/62 Altona St KENSINGTON 3031 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$345,000

Method: Private Sale

Date: 23/11/2023

Rooms: 2

Property Type: Apartment



208/84 Altona St KENSINGTON 3031 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$315,000

Method: Private Sale

Date: 11/03/2024

Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000