

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

103/62 ALTONA STREET KENSINGTON VIC 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2023

to

31 Jul 2024

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

316/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$345,000	06-Aug-24
323/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$360,000	08-Mar-24
301/108 ALTONA STREET KENSINGTON VIC 3031	\$382,000	18-May-24

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.~~

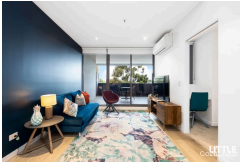
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**316/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price

^{RS}

\$345,000

Sold Date **06-Aug-24**

Distance

1.29km



**323/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price

\$360,000

Sold Date **08-Mar-24**

Distance

1.29km



**301/108 ALTONA STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price

^{RS}

\$382,000

Sold Date **18-May-24**

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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