

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	404/72 Altona Street, Kensington Vic 3031
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$530,000

Median sale price

Median price	\$920,800	Hou	se	Unit	Х	Sub	urb	Kensington
Period - From	01/01/2018	to	31/03/2018		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 14/157 Epsom Rd ASCOT VALE 3032 \$528,000 16/06/2018 2 304/72 Altona St KENSINGTON 3031 \$525,000 16/02/2018 3 302/108 Altona St KENSINGTON 3031 \$502,000 10/04/2018

OR

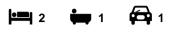
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











Rooms:

Property Type: Unit Agent Comments

Indicative Selling Price \$530,000 **Median Unit Price** March quarter 2018: \$920,800

Comparable Properties



14/157 Epsom Rd ASCOT VALE 3032 (REI)

Price: \$528,000 Method: Auction Sale Date: 16/06/2018

Rooms: 3

Property Type: Apartment

Agent Comments

304/72 Altona St KENSINGTON 3031 (REI/VG) Agent Comments

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Price: \$525,000 Method: Private Sale Date: 16/02/2018

Rooms: -

Property Type: Apartment Land Size: 3959 sqm approx









Agent Comments

Price: \$502,000 Method: Sale Date: 10/04/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173 Generated: 18/06/2018 20:04



