

## 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

404/72 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)

Single price

\$530,000

#### Median sale price

Median price

\$920,800

House

Unit

X

Suburb

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.



2 1 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$528,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** 3  
**Property Type:** Apartment

**304/72 Altona St KENSINGTON 3031 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 16/02/2018  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 3959 sqm approx



**302/108 Altona St KENSINGTON 3031 (VG)**

**Agent Comments**

2 - -

**Price:** \$502,000  
**Method:** Sale  
**Date:** 10/04/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)