

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 209/108 ALTONA STREET, KENSINGTON 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 \$*490,000.00 & \$520,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$533,000.00 *House ----- *unit X Suburb or locality KENSINGTON
 Period - From 01 JAN 2018 to 10 JUL 2018 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 9/1 GATEHOUSE DRIVE, KENSINGTON 3031	\$508,000.00	25 / 06 / 2018
2. 302/108 ALTONA STREET, KENSINGTON 3031	\$502,000.00	16 / 02 / 2018
3. 306/72 ALTONA STREET, KENSINGTON 3031	\$520,000.00	11 / 12 / 2017

OR

B* ~~Either 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*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)