

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

208/84-102 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2023

to

31 Jan 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

308/80 SPEAKMEN STREET KENSINGTON VIC 3031	\$332,500	19-Aug-23
3/2 NOTTINGHAM STREET KENSINGTON VIC 3031	\$315,000	19-Dec-23
604/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$317,500	01-Sep-23

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.~~

This Statement of Information was prepared on: 01 February 2024

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**308/80 SPEAKMEN STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$332,500** Sold Date **19-Aug-23**

Distance **0.9km**



**3/2 NOTTINGHAM STREET
KENSINGTON VIC 3031**

1 1 1

Sold Price ^{RS} **\$315,000** Sold Date **19-Dec-23**

Distance **1.1km**



**604/255 RACECOURSE ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$317,500** Sold Date **01-Sep-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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