

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

203/40 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Kensington

Period-from

01 Apr 2023

to

31 Mar 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

102/40 ALTONA STREET KENSINGTON VIC 3031	\$530,000	10-Jun-23
212/40 ALTONA STREET KENSINGTON VIC 3031	\$417,500	24-Mar-23
306/84-102 ALTONA STREET KENSINGTON VIC 3031	\$490,000	12-Aug-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: 26 April 2024



**102/40 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$530,000** Sold Date **10-Jun-23**

Distance **0km**



**212/40 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$417,500** Sold Date **24-Mar-23**

Distance **0km**



**306/84-102 ALTONA STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$490,000** Sold Date **12-Aug-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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