

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

107/72 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2019

to

31 Aug 2020

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

105/86 Altona Street Kensington VIC 3031	\$520,000	17-Feb-20
113/71 Henry Street Kensington VIC 3031	\$580,500	08-Feb-20
108/108 Altona Street Kensington VIC 3031	\$480,000	20-Apr-20

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: 30 September 2020



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105/86 Altona Street Kensington VIC 3031

Sold Price

\$520,000

Sold Date

17-Feb-20

2 1 1

Distance

0.09km



113/71 Henry Street Kensington VIC 3031

Sold Price

\$580,500

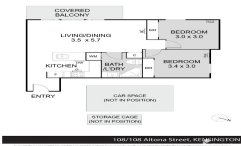
Sold Date

08-Feb-20

2 2 1

Distance

0.1km



108/108 Altona Street Kensington VIC 3031

Sold Price

\$480,000

Sold Date

20-Apr-20

2 1 1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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