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

102/50 Altona Street, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$500,000		&		\$550,000				
Median sale price									
Median price	\$567,000	Pro	operty Type	Unit			Suburb	Kensington	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9/41 Dover St FLEMINGTON 3031	\$515,000	06/11/2023
2	25/8-32 Howlett St KENSINGTON 3031	\$505,000	11/12/2023
3	10/30 Pin Oak Cr FLEMINGTON 3031	\$500,000	22/12/2023

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.

This Statement of Information was prepared on:

10/01/2024 07:41



102/50 Altona Street, Kensington Vic 3031



Carmel Morganti 04386654145 carmelmorganti@jelliscraig.com.au





Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2023: \$567,000

 Property Type: Apartment

 Agent Comments
 Year ending

 Modern Two Bedroom apartment park-facing with carpark

Comparable Properties

9/41 Dover St FLEMINGTON 3031 (REI) 2 1 2 1 Price: \$515,000 Method: Sold Before Auction Date: 06/11/2023 Property Type: Unit	Agent Comments New Build but smaller interior and no balcony.
25/8-32 Howlett St KENSINGTON 3031 (REI) 2 1 1 1 Price: \$505,000 Method: Private Sale Date: 11/12/2023 Property Type: Apartment	Agent Comments Comparable, larger internal but inferior Vista
10/30 Pin Oak Cr FLEMINGTON 3031 (REI) 2 1 1 1 1 Price: \$500,000 Method: Private Sale Date: 22/12/2023 Property Type: Apartment	Agent Comments Smaller Interior and Older Build

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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