

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$567,000 Property Type Unit Suburb Kensington

Period - From 01/10/2022 to 30/09/2023 Source 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.

	Address 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



**Property Type:** Apartment

**Agent Comments**

Modern Two Bedroom apartment park-facing with carpark

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending September 2023: \$567,000

## Comparable Properties



**9/41 Dover St FLEMINGTON 3031 (REI)**



**Agent Comments**

New Build but smaller interior and no balcony.

**Price:** \$515,000

**Method:** Sold Before Auction

**Date:** 06/11/2023

**Property Type:** Unit



**25/8-32 Howlett St KENSINGTON 3031 (REI)**



**Agent Comments**

Comparable, larger internal but inferior Vista

**Price:** \$505,000

**Method:** Private Sale

**Date:** 11/12/2023

**Property Type:** Apartment



**10/30 Pin Oak Cr FLEMINGTON 3031 (REI)**



**Agent Comments**

Smaller Interior and Older Build

**Price:** \$500,000

**Method:** Private Sale

**Date:** 22/12/2023

**Property Type:** Apartment