

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 306/84 Altona Street, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$480,000

Median sale price

Median price \$566,000 Property Type Unit Suburb Kensington

Period - From 01/04/2022 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

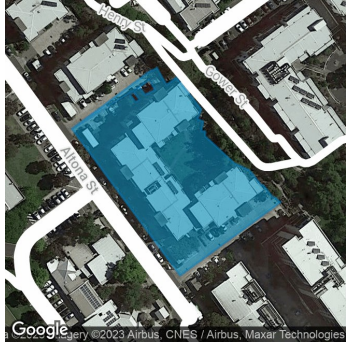
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 8/8 Mawbey St KENSINGTON 3031 | \$502,000 | 09/05/2023 |
| 2 | 11/65 Bayswater Rd KENSINGTON 3031 | \$475,000 | 20/06/2023 |
| 3 | 310/70 Speakmen St KENSINGTON 3031 | \$467,000 | 22/06/2023 |

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: 30/06/2023 10:01



Property Type: Apartment (Res)

Agent Comments

Top floor apartment in a boutique block. Comes with storage cage.

Comparable Properties



8/8 Mawbey St KENSINGTON 3031 (REI/VG)



Agent Comments

Comparable position and accommodation.
Slightly larger footprint with additional balcony.

Price: \$502,000

Method: Sold Before Auction

Date: 09/05/2023

Property Type: Apartment



11/65 Bayswater Rd KENSINGTON 3031 (REI)



Agent Comments

Comparable position and accommodation.
Bayswater Rd an older development in a smaller block.

Price: \$475,000

Method: Private Sale

Date: 20/06/2023

Property Type: Apartment



310/70 Speakmen St KENSINGTON 3031 (REI)



Agent Comments

Inferior locale with additional bathroom.

Price: \$467,000

Method: Private Sale

Date: 22/06/2023

Property Type: Apartment