## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	306/84 Altona Street, Kensington Vic 3031
Including suburb and	-
postcode	

## Indicative selling price

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

Range between \$440,000 & \$480,000	Range between	\$440,000	&	\$480,000
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## Median sale price

Median price	\$566,000	Pro	perty Type	Jnit		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

Add	dress 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 comparableproperties 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





Jerome Feery (03) 8378 0514 0438 733 803 ieromefeery@jelliscraig.com.au

**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** Year ending March 2023: \$566,000

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



## Comparable Properties



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





Property Type: Apartment (Res)

Price: \$502,000

Method: Sold Before Auction

Date: 09/05/2023

Property Type: Apartment

## Agent Comments

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



## 11/65 Bayswater Rd KENSINGTON 3031 (REI)





Price: \$475,000 Method: Private Sale Date: 20/06/2023

Property Type: Apartment

## Agent Comments

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









**Agent Comments** 

Inferior locale with additional bathroom.



Price: \$467.000 Method: Private Sale Date: 22/06/2023

Property Type: Apartment

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





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