

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

403/72 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jul 2023

to

30 Jun 2024

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

306/72 ALTONA STREET KENSINGTON VIC 3031	\$581,100	08-Jun-24
601/72 ALTONA STREET KENSINGTON VIC 3031	\$577,500	22-Mar-24
332/77 HOBSONS ROAD KENSINGTON VIC 3031	\$592,000	04-Feb-24

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: 04 July 2024

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306/72 ALTONA STREET KENSINGTON VIC 3031

2 1 1

Sold Price

^{RS}

\$581,100

Sold Date

08-Jun-24

Distance

0km



601/72 ALTONA STREET KENSINGTON VIC 3031

2 1 -

Sold Price

\$577,500

Sold Date

22-Mar-24

Distance

0km



332/77 HOBSONS ROAD KENSINGTON VIC 3031

2 1 1

Sold Price

\$592,000

Sold Date

04-Feb-24

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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