

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 301/88 Altona Street, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$365,000

Median sale price

Median price \$541,000 House Unit X Suburb Kensington

Period - From 01/07/2018 to 30/09/2018 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	105/84 Altona St KENSINGTON 3031	\$384,000	16/11/2018
2	206/108 Altona St KENSINGTON 3031	\$372,500	31/10/2018
3	15/8 Mawbey St KENSINGTON 3031	\$370,000	25/10/2018

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.



Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$365,000
Median Unit Price
 September quarter 2018: \$541,000

Positioned For Success Opposite scenic parklands, near Kensington Village shops, cafés and trains, this quality one bedroom apartment features balcony, open plan living/meals/stone kitchen, modern bathroom/laundry, BIR, intercom, split-system/panel heaters and car space.

Comparable Properties



105/84 Altona St KENSINGTON 3031 (REI)

Agent Comments



Price: \$384,000
Method: Private Sale
Date: 16/11/2018
Rooms: -
Property Type: Apartment



206/108 Altona St KENSINGTON 3031 (REI)

Agent Comments



Price: \$372,500
Method: Private Sale
Date: 31/10/2018
Rooms: -
Property Type: Apartment



15/8 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$370,000
Method: Sold After Auction
Date: 25/10/2018
Rooms: 2
Property Type: Unit