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	14 Altona Street, Kensington Vic 3031

Indicative selling price

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

Range between $950,000 & $1,000,000

Median sale price

Median price $1,268,500 Property Type House Suburb Kensington

Period - From 01/01/2021 to 31/12/2021 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	63 Collett St KENSINGTON 3031	$1,050,000	06/10/2021
2	20 Curran St NORTH MELBOURNE 3051	$991,000	27/11/2021
3	54 Elm St NORTH MELBOURNE 3051	$950,000	29/09/2021

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: 22/02/2022 09:13

14 Altona Street, Kensington Vic 3031



2 1 0

Rooms: 3
Property Type: Townhouse (Res)
Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,000,000
Median House Price
Year ending December 2021: $1,268,500

Comparable Properties



63 Collett St KENSINGTON 3031 (REI)

2 1 -

Price: $1,050,000
Method: Sold Before Auction
Date: 06/10/2021
Property Type: House (Res)

Agent Comments



20 Curran St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $991,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)

Agent Comments



54 Elm St NORTH MELBOURNE 3051 (REI)

2 1 -

Price: $950,000
Method: Private Sale
Date: 29/09/2021
Property Type: House

Agent Comments

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