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	102/50 Altona Street, Kensington Vic 3031

Indicative selling price

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

Single price $549,000

Median sale price

Median price $627,500 Property Type Unit Suburb Kensington

Period - From 01/10/2023 to 31/12/2023 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	508/72 Altona St KENSINGTON 3031	$575,000	26/10/2023
2	2/29 Eastwood St KENSINGTON 3031	$538,500	12/10/2023
3	25/8-32 Howlett St KENSINGTON 3031	$505,000	10/12/2023

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: 15/03/2024 10:34

102/50 Altona Street, Kensington Vic 3031



2 1 1

Property Type: Apartment

Agent Comments

Two Bedroom apartment park-facing with carpark, spacious bathroom including bath & shower.

Indicative Selling Price
$549,000
Median Unit Price
December quarter 2023: $627,500

Comparable Properties



508/72 Altona St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $575,000
Method: Private Sale
Date: 26/10/2023
Property Type: Apartment

Agent Comments

Same accomodation. Same street. Larger balcony.



2/29 Eastwood St KENSINGTON 3031 (REI/VG)

2 1 1

Price: $538,500
Method: Auction Sale
Date: 12/10/2023
Property Type: Unit

Agent Comments

Same accommodation. Smaller bathroom & only includes shower.



25/8-32 Howlett St KENSINGTON 3031 (REI)

2 1 1

Price: $505,000
Method: Private Sale
Date: 10/12/2023
Property Type: Unit

Agent Comments

Same accommodation. Bathroom/laundry shared. No view from balcony.

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

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