

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

9/38 Rankins Road, Kensington Vic 3031

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

Range between \$290,000

&

\$319,000

Median sale price

Median price \$920,800

House

Unit

X

Suburb

Kensington

Period - From 01/01/2018

to

31/03/2018

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	3/86 Rankins Rd KENSINGTON 3031	\$325,000	19/05/2018
2	7/12-14 Eltham St FLEMINGTON 3031	\$279,500	08/02/2018
3	3/7 Dartford St FLEMINGTON 3031	\$270,000	16/12/2017

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.



 1
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Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$290,000 - \$319,000
Median Unit Price
 March quarter 2018: \$920,800

Comparable Properties



3/86 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

 1
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Price: \$325,000
Method: Private Sale
Date: 19/05/2018
Rooms: 2
Property Type: Apartment



7/12-14 Eltham St FLEMINGTON 3031 (REI)

Agent Comments

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Price: \$279,500
Method: Private Sale
Date: 08/02/2018
Rooms: 3
Property Type: Apartment



3/7 Dartford St FLEMINGTON 3031 (REI)

Agent Comments

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Price: \$270,000
Method: Private Sale
Date: 16/12/2017
Rooms: -
Property Type: Apartment