

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

101/45 DANKS LANE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2022

to

31 Jan 2023

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

106/102 RANKINS ROAD KENSINGTON VIC 3031	\$407,500	31-Oct-22
2/465 MACAULAY ROAD KENSINGTON VIC 3031	\$430,000	06-Dec-22

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: 23 February 2023

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**106/102 RANKINS ROAD
KENSINGTON VIC 3031**

 1  1  1

Sold Price

\$407,500

Sold Date

31-Oct-22

Distance

0.44km



**2/465 MACAULAY ROAD
KENSINGTON VIC 3031**

 1  1  1

Sold Price

\$430,000

Sold Date

06-Dec-22

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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