

## 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

10/38 Rankins Road, Kensington Vic 3031

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$305,000

**Median sale price**

Median price \$722,500

House

Unit

X

Suburb Kensington

Period - From 01/07/2017

to

30/09/2017

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	4/61 Flemington St TRAVANCORE 3032	\$315,000	29/07/2017
2	12/7-9 Farnham Ct FLEMINGTON 3031	\$295,000	28/10/2017
3	2/10-12 Lennon St PARKVILLE 3052	\$285,000	13/06/2017

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   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$305,000

**Median Unit Price**

September quarter 2017: \$722,500

Easy off street parking with car space on title, heating, secure entrance, the absolute perfect location only a short stroll to Kensington and Newmarket villages. Inspection a must

## Comparable Properties



**4/61 Flemington St TRAVANCORE 3032 (REI)**    Agent Comments

1   
 1   
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**Price:** \$315,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** -

**Property Type:** Apartment



**12/7-9 Farnham Ct FLEMINGTON 3031 (REI)**    Agent Comments

1   
 1   
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**Price:** \$295,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** -

**Property Type:** Apartment



**2/10-12 Lennon St PARKVILLE 3052 (REI)**    Agent Comments

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 1

**Price:** \$285,000

**Method:** Private Sale

**Date:** 13/06/2017

**Rooms:** 2

**Property Type:** Apartment