

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

204/45 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2024

to

31 Jan 2025

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

206/88 ALTONA STREET KENSINGTON VIC 3031	\$350,000	19-Dec-24
6/7 WIGHT STREET KENSINGTON VIC 3031	\$360,000	27-Aug-24
206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24

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: 10 February 2025

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**206/88 ALTONA STREET
KENSINGTON VIC 3031**

Sold Price

^{RS}

\$350,000

Sold Date

19-Dec-24

 1  1  1

Distance

0.51km



**6/7 WIGHT STREET KENSINGTON
VIC 3031**

Sold Price

\$360,000

Sold Date

27-Aug-24

 1  1  1

Distance

0.36km



**206/60 SPEAKMEN STREET
KENSINGTON VIC 3031**

Sold Price

\$370,000

Sold Date

19-Nov-24

 1  1  1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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