

# 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

6/33 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)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$570,000 Property Type Unit Suburb Kensington

Period - From 01/01/2019 to 31/12/2019 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	23/700 Queensberry St NORTH MELBOURNE 3051	\$475,000	24/08/2019
2	13/300 Racecourse Rd FLEMINGTON 3031	\$471,000	30/11/2019
3	1/14-16 Bignell St FLEMINGTON 3031	\$470,000	14/09/2019

**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:

04/02/2020 11:54

6/33 Rankins Road, Kensington Vic 3031

Lisa Roberts  
0413 265 362  
lisa.roberts@belleproperty.com



1 bed 1 bath 2 car

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

Year ending December 2019: \$570,000

## Comparable Properties



**23/700 Queensberry St NORTH MELBOURNE 3051 (REI/VG)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$475,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** Apartment



**13/300 Racecourse Rd FLEMINGTON 3031 (REI)**

Agent Comments

1 bed 1 bath 1 car

**Price:** \$471,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Apartment



**1/14-16 Bignell St FLEMINGTON 3031 (REI/VG)**

Agent Comments

1 bed 1 bath - car

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Apartment

**Account** - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.