

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

\$370,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

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

1613/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$395,000	19-Dec-24
206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24
6/30 PIN OAK CRESCENT FLEMINGTON VIC 3031	\$360,000	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: 04 February 2025

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**1613/1 ASCOT VALE ROAD
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$395,000** Sold Date **19-Dec-24**

Distance **0.7km**



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

1 1 1

Sold Price **\$370,000** Sold Date **19-Nov-24**

Distance **0.86km**



**6/30 PIN OAK CRESCENT
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$360,000** Sold Date **19-Nov-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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