

### 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	206/102 Rankins Road, Kensington Vic 3031
Including suburb and	, ,
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$420,000	&	\$462,000

#### Median sale price

Median price	\$540,000	Hou	se	Unit	Х	Subu	rb Kensington
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

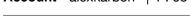
### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

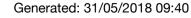
#### Address of comparable property **Price** Date of sale 1 G8/102 Rankins Rd KENSINGTON 3031 \$460,000 30/04/2018 2 \$446,000 12/05/2018 5/465 Macaulay Rd KENSINGTON 3031 3 13/300 Racecourse Rd FLEMINGTON 3031 \$427,000 20/04/2018

#### 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.

















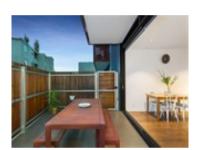




Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$420,000 - \$462,000 **Median Unit Price** Year ending March 2018: \$540,000

# Comparable Properties



G8/102 Rankins Rd KENSINGTON 3031 (REI)

Price: \$460,000 Method: Private Sale Date: 30/04/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



5/465 Macaulay Rd KENSINGTON 3031 (REI)

**1** 







**Agent Comments** 

**Agent Comments** 

Price: \$446,000 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Apartment



13/300 Racecourse Rd FLEMINGTON 3031

(REI)

1

Price: \$427,000 Method: Private Sale Date: 20/04/2018 Rooms: 2

Property Type: Unit

Account - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884





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