

#### 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	104/102 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	\$920,800	Hou	se	Unit	Х	Sub	urb Kensington
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	103/33-35 Arden St NORTH MELBOURNE 3051	\$445,000	19/12/2017
2	13/300 Racecourse Rd FLEMINGTON 3031	\$427,000	20/04/2018
3	G13/71 Henry St KENSINGTON 3031	\$411,000	06/04/2018

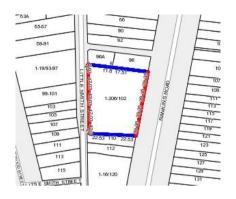
#### OR

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.











Indicative Selling Price \$420,000 - \$462,000 Median Unit Price March quarter 2018: \$920,800

## Comparable Properties



103/33-35 Arden St NORTH MELBOURNE 3051 Agent Comments (REI)

**—** 

**6** 

Price: \$445,000 Method: Private Sale Date: 19/12/2017

Rooms: 2

Property Type: Apartment



13/300 Racecourse Rd FLEMINGTON 3031

(REI)

**—** 

**63** 1

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

Property Type: Unit



G13/71 Henry St KENSINGTON 3031 (REI)

**4** 1

Price: \$411,000 Method: Private Sale Date: 06/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

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