

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

5/86 RANKINS ROAD 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

\$332,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Kensington

Period-from

01 Jun 2021

to

31 May 2022

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

207/88 ALTONA STREET KENSINGTON VIC 3031	\$385,000	16-Dec-21
4/86 RANKINS ROAD KENSINGTON VIC 3031	\$390,000	17-Dec-21
205/84-102 ALTONA STREET KENSINGTON VIC 3031	\$325,000	09-May-22

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 June 2022

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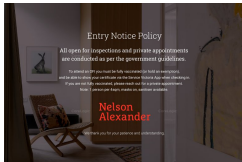


207/88 ALTONA STREET KENSINGTON VIC 3031

1 1 1

Sold Price **\$385,000** Sold Date **16-Dec-21**

Distance -



4/86 RANKINS ROAD KENSINGTON VIC 3031

1 1 1

Sold Price ^{RS} **\$390,000** Sold Date **17-Dec-21**

Distance -



205/84-102 ALTONA STREET KENSINGTON VIC 3031

1 1 1

Sold Price ^{RS} **\$325,000** Sold Date **09-May-22**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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