

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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$524,625

Property type

Unit

Suburb

Kensington

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/7-9 RANKINS ROAD KENSINGTON VIC 3031	\$405,000	03-Sep-24
206/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$370,000	19-Nov-24
5/60 FARNHAM STREET FLEMINGTON VIC 3031	\$398,000	15-Jul-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.~~

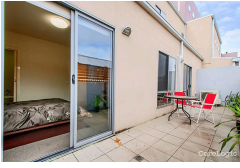
This Statement of Information was prepared on: 16 December 2024

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**4/7-9 RANKINS ROAD
KENSINGTON VIC 3031**

1 1 1

Sold Price **\$405,000** Sold Date **03-Sep-24**

Distance **0.64km**



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

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **19-Nov-24**

Distance **0.86km**



**5/60 FARNHAM STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price **\$398,000** Sold Date **15-Jul-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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