

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

G1/102 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

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Kensington

Period-from

01 Mar 2020

to

28 Feb 2021

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

202/102 Rankins Road Kensington VIC 3031	\$770,000	21-Nov-20
8/465 Macaulay Road Kensington VIC 3031	\$741,000	13-Jun-20

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.

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**202/102 Rankins Road Kensington
VIC 3031**

Sold Price

\$770,000

Sold Date

21-Nov-20

2 2 2

Distance

-



**8/465 Macaulay Road Kensington
VIC 3031**

Sold Price

\$741,000

Sold Date

13-Jun-20

2 1 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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