

## 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

10/38-40 RANKINS ROAD KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 Aug 2023

to

31 Jul 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

6/86 RANKINS ROAD KENSINGTON VIC 3031	\$315,000	07-Mar-24
504/255 RACECOURSE ROAD KENSINGTON VIC 3031	\$393,525	15-Mar-11
84-86 RANKINS ROAD KENSINGTON VIC 3031	\$312,000	-

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: 13 August 2024



**6/86 RANKINS ROAD  
KENSINGTON VIC 3031**

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Sold Price **\$315,000** Sold Date **07-Mar-24**

Distance **0.18km**



**504/255 RACECOURSE ROAD  
KENSINGTON VIC 3031**

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Sold Price **\$393,525** Sold Date **15-Mar-11**

Distance **0.18km**



**84-86 RANKINS ROAD  
KENSINGTON VIC 3031**

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Sold Price **\$312,000** Sold Date **-**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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