

## 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

106/102 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$569,000

Property type

Unit

Suburb

Kensington

Period-from

01 Sep 2021

to

31 Aug 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

103/25 BYRON STREET NORTH MELBOURNE VIC 3051	\$420,000	08-Jul-22
13/312-328 DRYBURGH STREET NORTH MELBOURNE VIC 3051	\$465,000	31-Mar-22
G3/45 DANKS LANE KENSINGTON VIC 3031	\$465,000	17-May-22

OR

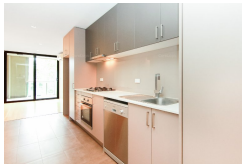
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 September 2022

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**103/25 BYRON STREET NORTH  
MELBOURNE VIC 3051** 1  1  1

Sold Price

**\$420,000**

Sold Date

**08-Jul-22**

Distance

**2.13km****13/312-328 DRYBURGH STREET  
NORTH MELBOURNE VIC 3051** 1  1  1

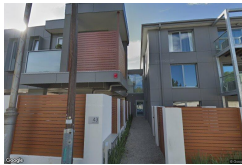
Sold Price

**\$465,000**

Sold Date

**31-Mar-22**

Distance

**1.38km****G3/45 DANKS LANE KENSINGTON  
VIC 3031** 1  1  1

Sold Price

Sold Date

**17-May-22**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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