

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 11/38-40 RANKINS ROAD, KENSINGTON 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 \$\*270,000.00 & \$280,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price \$472,500.00 \*House ----- \*unit X Suburb or locality KENSINGTON  
Period - From 01 JAN 2017 to 31 DEC 2017 Source PRICEFINDER

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)~~

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              | \$    |              |
| 2                              | \$    |              |
| 3                              | \$    |              |

OR

- B\*** **Either** 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 six months\*.
- Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)