

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

10/102 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Kensington

Period-from

01 May 2019

to

30 Apr 2020

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

10G/71 Henry Street Kensington VIC 3031	\$433,000	07-Dec-19
1419/1 Ascot Vale Road Flemington VIC 3031	\$435,000	08-Mar-20
513/1 Ascot Vale Road Flemington VIC 3031	\$423,000	21-Feb-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.~~

This Statement of Information was prepared on: 26 May 2020



**10G/71 Henry Street Kensington
VIC 3031**

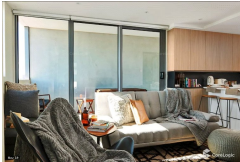
Sold Price

\$433,000

Sold Date **07-Dec-19**

1 1 1

Distance **0.62km**



**1419/1 Ascot Vale Road Flemington
VIC 3031**

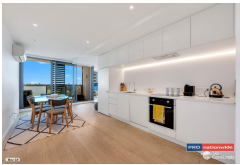
Sold Price

\$435,000

Sold Date **08-Mar-20**

1 1 1

Distance **1.05km**



**513/1 Ascot Vale Road Flemington
VIC 3031**

Sold Price

\$423,000

Sold Date **21-Feb-20**

1 1 1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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