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	9/86 Rankins Road, Kensington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $310,000

Median sale price

Median price $575,000 Property Type Unit Suburb Kensington

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 six 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
1	10/38-40 Rankins Rd KENSINGTON 3031	$315,000	28/08/2024
2	9/48 Farnham St FLEMINGTON 3031	$275,000	10/08/2024
3	2/72 Princes St FLEMINGTON 3031	$320,000	27/05/2024

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 six months.~~

This Statement of Information was prepared on: 30/09/2024 09:57

9/86 Rankins Road, Kensington Vic 3031

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1 1 1

Property Type: Apartment
Land Size: 39approx sqm approx

Agent Comments

Top floor apartment situated on a tree lined street.

Indicative Selling Price
$310,000
Median Unit Price
Year ending June 2024: $575,000

Comparable Properties



10/38-40 Rankins Rd KENSINGTON 3031 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 28/08/2024
Property Type: Apartment

Agent Comments

Comparable accommodation and building complex. More advanced internally.



9/48 Farnham St FLEMINGTON 3031 (REI)

1 1 1

Price: $275,000
Method: Private Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments

Comparable accommodation and building complex.



2/72 Princes St FLEMINGTON 3031 (VG)

1 - -

Price: $320,000
Method: Sale
Date: 27/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Comparable accommodation and building complex. More advanced internally.

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