

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

10/1-3 Gatehouse Drive, Kensington Vic 3031

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$1,145,000

House

X

Unit

Suburb Kensington

Period - From 01/04/2017

to

30/06/2017

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 | 11/12 Mawbey St KENSINGTON 3031 | \$550,000 | 18/07/2017 |
| 2 | 24/1 Gatehouse Dr KENSINGTON 3031 | \$541,000 | 24/06/2017 |
| 3 | 36/8-32 Howlett St KENSINGTON 3031 | \$535,000 | 29/07/2017 |

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.~~



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
June quarter 2017: \$1,145,000

Comparable Properties



11/12 Mawbey St KENSINGTON 3031 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 18/07/2017
Rooms: 5
Property Type: Apartment



24/1 Gatehouse Dr KENSINGTON 3031 (REI)

Agent Comments



Price: \$541,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 4
Property Type: Apartment



36/8-32 Howlett St KENSINGTON 3031 (REI)

Agent Comments



Price: \$535,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Apartment