

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 15 Gatehouse Drive, Kensington, VIC 3031

Indicative selling price

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

Price Range \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,177,500 Property Type House Suburb Kensington (3031)

Period - From 01/06/2022 to 31/05/2023 Source Corelogic

Comparable property sales

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
51 KENSINGTON ROAD, KENSINGTON VIC 3031	\$1,055,000	02/05/2023
22 ANDERSON WALK, KENSINGTON VIC 3031	\$1,065,000	02/05/2023
84 STOCKMANS WAY, KENSINGTON VIC 3031	\$1,065,000	22/02/2023

This Statement of Information was prepared on: 22/08/2023