

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

35 Gatehouse Drive, Kensington Vic 3031

Indicative selling price

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

Single price \$809,000

Median sale price

Median price \$1,050,000

House

X

Unit

Suburb

Kensington

Period - From 01/10/2018

to

31/12/2018

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	9 Morton La FLEMINGTON 3031	\$840,000	26/10/2018
2	28a Mark St NORTH MELBOURNE 3051	\$826,500	17/11/2018
3	18 Calwell St KENSINGTON 3031	\$765,000	22/12/2018

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$809,000

Median House Price
December quarter 2018: \$1,050,000

Comparable Properties



9 Morton La FLEMINGTON 3031 (REI)

Agent Comments

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Price: \$840,000
Method: Private Sale
Date: 26/10/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 219 sqm approx



28a Mark St NORTH MELBOURNE 3051 (REI)

Agent Comments

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Price: \$826,500
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Townhouse (Res)



18 Calwell St KENSINGTON 3031 (REI)

Agent Comments

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Price: \$765,000
Method: Auction Sale
Date: 22/12/2018
Rooms: 3
Property Type: Townhouse (Res)