

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

20/1-13 GATEHOUSE DRIVE 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Feb 2023

to

31 Jan 2024

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

26/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$485,000	20-Dec-23
25/8 HOWLETT STREET KENSINGTON VIC 3031	\$505,000	11-Dec-23
7/12 MAWBEY STREET KENSINGTON VIC 3031	\$505,000	23-Sep-23

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.~~

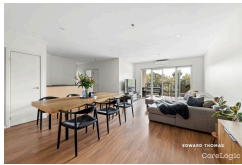
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**26/1-13 GATEHOUSE DRIVE
KENSINGTON VIC 3031**

2 1 1

Sold Price

RS

\$485,000

Sold Date

20-Dec-23

Distance

0.04km**25/8 HOWLETT STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

RS

\$505,000

UN

Sold Date

11-Dec-23

Distance

0.23km**7/12 MAWBAY STREET
KENSINGTON VIC 3031**

2 1 1

Sold Price

\$505,000

Sold Date

23-Sep-23

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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