

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 39/1 Gatehouse Drive, Kensington Vic 3031

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$540,000

Median sale price

Median price \$630,000 House Unit X Suburb Kensington

Period - From 01/04/2018 to 30/06/2018 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	16/18 Mawbey St KENSINGTON 3031	\$560,000	07/09/2018
2	6/8 Mawbey St KENSINGTON 3031	\$540,000	05/08/2018
3	34/8-32 Howlett St KENSINGTON 3031	\$540,000	24/07/2018

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.



2 1 2

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$540,000
Median Unit Price
June quarter 2018: \$630,000

Comparable Properties



16/18 Mawbey St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$560,000
Method: Sold Before Auction
Date: 07/09/2018
Rooms: -
Property Type: Apartment



6/8 Mawbey St KENSINGTON 3031 (REI)

Agent Comments

2 1 -

Price: \$540,000
Method: Private Sale
Date: 05/08/2018
Rooms: -
Property Type: Apartment



34/8-32 Howlett St KENSINGTON 3031 (REI)

Agent Comments

2 1 1

Price: \$540,000
Method: Private Sale
Date: 24/07/2018
Rooms: 3
Property Type: Apartment