Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 61 Gower Street, Kensington Vic 3031

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,115,000	Pro	operty Type	Hou	se		Suburb	Kensington
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	49 Rankins Rd KENSINGTON 3031	\$1,370,000	27/03/2021
2	42 Gower St KENSINGTON 3031	\$1,350,000	05/12/2020
3	86 Canterbury St FLEMINGTON 3031	\$1,285,000	13/03/2021

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.

This Statement of Information was prepared on:

29/04/2021 08:59



61 Gower Street, Kensington Vic 3031





Property Type: House Land Size: 147.638 sqm approx Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price March guarter 2021: \$1,115,000

Comparable Properties



49 Rankins Rd KENSINGTON 3031 (REI)



Price: \$1,370.000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res)

42 Gower St KENSINGTON 3031 (REI/VG)

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Agent Comments

Agent Comments

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Price: \$1,350,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res)

Land Size: 190 sqm approx

- 3

86 Canterbury St FLEMINGTON 3031 (REI)



Price: \$1,285,000 Method: Sold Before Auction Date: 13/03/2021 Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.