

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

61 Gower Street, Kensington Vic 3031

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,115,000

Property Type House

Suburb Kensington

Period - From 01/01/2021

to

31/03/2021

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	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



3 1.5 ROW

Property Type: House

Land Size: 147.638 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

March quarter 2021: \$1,115,000

Comparable Properties



49 Rankins Rd KENSINGTON 3031 (REI)

Agent Comments

3 1 1

Price: \$1,370,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



42 Gower St KENSINGTON 3031 (REI/VG)

Agent Comments

3 1 -

Price: \$1,350,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 190 sqm approx



86 Canterbury St FLEMINGTON 3031 (REI)

Agent Comments

3 1 1

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