

## 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

26/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

Property type

Unit

Suburb

Kensington

Period-from

01 Nov 2022

to

31 Oct 2023

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

39/1-13 GATEHOUSE DRIVE KENSINGTON VIC 3031	\$490,000	09-Aug-23
8/8 MAWBAY STREET KENSINGTON VIC 3031	\$502,000	09-May-23
7/12 MAWBAY 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.~~

This Statement of Information was prepared on: 09 November 2023

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**39/1-13 GATEHOUSE DRIVE  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$490,000** Sold Date **09-Aug-23**

Distance **0km**



**8/8 MAWBAY STREET  
KENSINGTON VIC 3031**

2 1 1

Sold Price **\$502,000** Sold Date **09-May-23**

Distance **0.29km**



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

2 1 1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **23-Sep-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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