

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

3/1 Gatehouse Drive, Kensington Vic 3031

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Kensington

Period - From 01/04/2023 to 31/03/2024 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	301/108 Altona St KENSINGTON 3031	\$382,000	18/05/2024
2	1517/1 Ascot Vale Rd FLEMINGTON 3031	\$360,000	02/03/2024
3	10/51-53 Bignell St FLEMINGTON 3031	\$353,000	04/04/2024

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:

14/06/2024 09:23

3/1 Gatehouse Drive, Kensington Vic 3031

**Jellis
Craig**

Simon Mason
(03) 8378 0507
0439 617 844

simonmason@jellisrcraig.com.au

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

Year ending March 2024: \$575,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



301/108 Altona St KENSINGTON 3031 (REI)

1 1 1

Agent Comments

Comparable location and accommodation

Price: \$382,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Apartment



1517/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

1 1 1

Agent Comments

Comparable accommodation, higher density complex.

Price: \$360,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Apartment



10/51-53 Bignell St FLEMINGTON 3031 (REI)

1 1 1

Agent Comments

Comparable accommodation, inferior complex.

Price: \$353,000

Method: Private Sale

Date: 04/04/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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