#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	3/1 Gatehouse Drive, Kensington Vic 3031
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$575,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



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**Indicative Selling Price** \$360,000 - \$380,000 **Median Unit Price** Year ending March 2024: \$575,000



Property Type: Apartment **Agent Comments** 

## Comparable Properties



#### 301/108 Altona St KENSINGTON 3031 (REI)







Price: \$382,000 Method: Auction Sale Date: 18/05/2024 Property Type: Apartment **Agent Comments** 

Comparable location and accommodation



## 1517/1 Ascot Vale Rd FLEMINGTON 3031

(REI/VG)







Price: \$360,000 Method: Auction Sale Date: 02/03/2024

Property Type: Apartment

Agent Comments

Comparable accommodation, higher density complex.



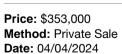






Agent Comments

Comparable accommodation, inferior complex.



Property Type: Apartment

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