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	16 Gardner Lane, Kensington Vic 3031

Indicative selling price

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

Range between $1,175,000 & $1,225,000

Median sale price

Median price $1,344,000 Property Type House Suburb Kensington

Period - From 01/01/2022 to 31/03/2022 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	21 Bateman Rd KENSINGTON 3031	$1,290,000	09/04/2022
2	42 Gilbertson Wlk KENSINGTON 3031	$1,270,000	29/03/2022
3	14 Mercantile Pde KENSINGTON 3031	$1,200,000	15/03/2022

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: 05/05/2022 08:37

16 Gardner Lane, Kensington Vic 3031

Domenic Zanellini
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3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000 - $1,225,000
Median House Price
March quarter 2022: $1,344,000

Comparable Properties



21 Bateman Rd KENSINGTON 3031 (REI)

4 2 1

Price: $1,290,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 211 sqm approx

Agent Comments



42 Gilbertson Wlk KENSINGTON 3031 (REI)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 29/03/2022
Property Type: House

Agent Comments



14 Mercantile Pde KENSINGTON 3031 (REI)

3 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 15/03/2022
Property Type: House (Res)

Agent Comments

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