

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Royal Avenue, Kennington

### 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)

Range between \$520,000 & \$550,000

### Median sale price

Median price

\$605,000

Property type

House

Suburb

Kennington

Period - From

30<sup>th</sup> September 2021

to

30<sup>th</sup> September 2022

Source

Realestate.com.au

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 Skene Street, Kennington	\$ 460,000	28 <sup>th</sup> September 2022
7 Grandview Crescent, Kennington	\$ 507,000	15 <sup>th</sup> September 2022
11 Sternberg Street, Kennington	\$ 645,000	23 <sup>th</sup> August 2022

This Statement of Information was prepared on: 06<sup>th</sup> October 2022