

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

8 Royal Avenue, Kennington 3550

Indicative selling price

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

Range between \$500,000 & \$525,000

Median sale price

Median price

\$597,500

Property type

House

Suburb

Kennington

Period - From

1st January 2022

to

31st December 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
4 Royal Avenue, Kennington	\$500,000	5 th May 2022
7 Grandview Crescent, Kennington	\$507,000	15 th September 2022
20 Murphy Street, Kennington	\$540,000	30 th November 2022

This Statement of Information was prepared on: 11th January 2023