

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

5/35 Sternberg Street, Kennington Vic 3550

Indicative selling price

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

Range between \$469,000

&

\$489,000

Median sale price

Median price \$380,000

House

X

Unit

Suburb or locality

Kennington

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	1/35-37 Sternberg St KENNINGTON 3550	\$525,000	21/05/2018
2	4/35 Sternberg St KENNINGTON 3550	\$502,500	12/09/2017
3	3/35 Sternberg St KENNINGTON 3550	\$465,000	27/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

5/35 Sternberg Street, Kennington Vic 3550



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Indicative Selling Price

\$469,000 - \$489,000

Median House Price

Year ending June 2018: \$380,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



1/35-37 Sternberg St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 21/05/2018

Rooms: 5

Property Type: House

Land Size: 295 sqm approx



4/35 Sternberg St KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$502,500

Method: Private Sale

Date: 12/09/2017

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 238 sqm approx



3/35 Sternberg St KENNINGTON 3550 (REI/VG) **Agent Comments**



Price: \$465,000

Method: Private Sale

Date: 27/09/2017

Rooms: 5

Property Type: House

Land Size: 242 sqm approx