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# Statement of Information

53 CONDON STREET, KENNINGTON, VIC 3550

Prepared by Kim Polglase, Phone: 0431340123



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| Tweed Sutherland

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 CONDON STREET, KENNINGTON, VIC**

3 1 1

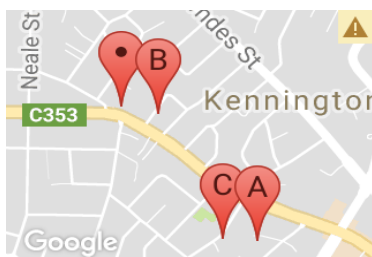
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$330,000 to \$350,000**

Provided by: Kim Polglase, Tweed Sutherland First National Real Estate

## MEDIAN SALE PRICE



**KENNINGTON, VIC, 3550**

Suburb Median Sale Price (House)

**\$365,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**7 PRIMROSE CRT, KENNINGTON, VIC 3550**

3 2 2

### Sale Price

**\*\$385,000**

Sale Date: 25/01/2018

Distance from Property: 664m



**2 KARA ST, KENNINGTON, VIC 3550**

3 1 1

### Sale Price

**\$332,000**

Sale Date: 20/07/2017

Distance from Property: 125m



**12 LEIGH AVE, KENNINGTON, VIC 3550**

3 1 1

### Sale Price

**\$360,000**

Sale Date: 28/09/2016

Distance from Property: 586m



This report has been compiled on 22/03/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

53 CONDON STREET, KENNINGTON, VIC 3550

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$330,000 to \$350,000

Median sale price

Median price

\$365,000

House

X

Unit

Suburb

KENNINGTON

Period

01 January 2017 to 31 December 2017

Source



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 |
|--------------------------------------|------------|--------------|
| 7 PRIMROSE CRT, KENNINGTON, VIC 3550 | *\$385,000 | 25/01/2018   |
| 2 KARA ST, KENNINGTON, VIC 3550      | \$332,000  | 20/07/2017   |
| 12 LEIGH AVE, KENNINGTON, VIC 3550   | \$360,000  | 28/09/2016   |