

# Statement of Information

3 TOWNSEND STREET, KENNINGTON, VIC 3550

Prepared by Property Consultant, Office Phone: 03 5440 9500



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 3 TOWNSEND STREET, KENNINGTON, VIC 🕮 3 🕒 1 🛚

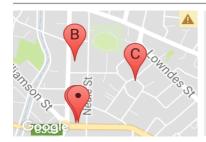
#### **Indicative Selling Price**

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

Price Range: \$315,000 to \$330,000

Provided by: Property Consultant, Tweed Sutherland First National Real Estate

# **MEDIAN SALE PRICE**



# **KENNINGTON, VIC, 3550**

**Suburb Median Sale Price (House)** 

\$332,750

01 July 2016 to 30 June 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.



1 TOWNSEND ST, KENNINGTON, VIC 3550







**Sale Price** 

\$333,000

Sale Date: 02/05/2017

Distance from Property: 16m





75 STERNBERG ST, KENNINGTON, VIC 3550









Sale Price

\$320,000

Sale Date: 13/04/2017

Distance from Property: 448m





8 MCMILLAN ST, KENNINGTON, VIC 3550







**Sale Price** 

\$315,000

Sale Date: 13/12/2016

Distance from Property: 487m



# 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	3 TOWNSEND STREET, KENNINGTON, VIC 3550
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### Indicative selling price

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

Price Range: \$315,000 to \$330,000

### Median sale price

Median price	\$332,750	House	Х	Unit	Suburb	KENNINGTON
Period	01 July 2016 to 30 June 2017			Source	p	ricefinder

# 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
1 TOWNSEND ST, KENNINGTON, VIC 3550	\$333,000	02/05/2017
75 STERNBERG ST, KENNINGTON, VIC 3550	\$320,000	13/04/2017
8 MCMILLAN ST, KENNINGTON, VIC 3550	\$315,000	13/12/2016

