

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality 3/7 Albion Street, Kennington
and postcode

Indicative selling price

Unit type or class e.g. One bedroom units	Lower price	Higher price
Two bedroom unit	\$440,000	& \$460,000

Unit median sale price

Median price \$426,000 Suburb or locality Kennington

Period - From November 2022 To October 2023 Source Realestate.com

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1/5 Nish Street, Flora Hill	\$440,000	20/04/2023
Two Bedroom	1/1 Holland Court, Kennington	\$440,000	21/06/2023
	3/1 Holland Court, Kennington	\$420,000	14/02/2023

