

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 6/48 Sternberg Street, Kennington VIC 3550

Indicative selling price

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

\$215,000

&

\$225,000

Median sale price

Median price \$372,000

House

X

Suburb or
locality Kennington

Period - From January 15th
2018

to January 24th
2018

Source www.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
1. 8/79 Somerville Street, Flora Hill VIC 3550	\$215,000	19/09/17
2. 2/2 Hallam Street, Flora Hill VIC 3550	\$220,000	14/08/17
3. 3/40 Myers Street, Bendigo VIC 3550	\$225,000	24/07/17

Property data source: www.rpdata.com.au. Generated on 24/01/18.

Additional information about comparable sales.



Flora Hill 8/79 Somerville Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 223m2



Flora Hill 2/2 Hallam Street

2 BED 1 BATH 1 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 126m2



Bendigo 3/40 Myers Street

2 BED 1 BATH 2 CAR 3 ROOMS

METHOD Private
TYPE House
LAND Approx. 114m2