

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

101 St Aidans Road, Kennington Vic 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$445,000

Median sale price

Median price

\$373,875

Property type

House

Suburb

Kennington

Period - From

19th December 2018

to

19th December 2019

Source

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

2 McMillan Street, Kennington Vic 3550	\$395,000	10/01/2020
23 Yallambee Drive, Kennington Vic 3550	\$395,000	19/12/2019
30 Skene Street, Kennington Vic 3550	\$400,000	14/06/2019

This Statement of Information was prepared on: 20th January 2020