

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

3/7 Rosemont Crescent, Kennington Vic 3550

Indicative selling price

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

Single Price \$320,000

Median sale price

Median Price \$385,500 | House | Kennington

Period – From 1st February 2018 to 1st February 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
4/7 Rosemont Crescent, Kennington Vic 3550	\$300,000	23/05/2018
2/7 Rosemont Crescent, Kennington Vic 3550	\$300,000	16/11/2018
1/117 St Aidans Road, Kennington Vic 3550	\$310,000	24/01/2018