

# 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 and  
postcode

5/35 Sternberg Street, Kennington, Vic 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$595,000

&

\$615,000

### Median sale price

Median price

\$431,500

Property type

Unit

Suburb

Kennington

Period - From

01/08/2022

to

31/07/2023

Source



PropTrack

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
63 Havlin Street East, Flora Hill, VIC 3550	\$570,000	10/05/2022
7 Wisteria Court, Flora Hill, VIC 3550	\$580,000	17/02/2023
3/100 St Aidans Road, Kennington, VIC 3550	\$595,000	24/07/2023

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 22/08/2023