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Statement of Information

2/35 STERNBERG STREET, KENNINGTON, VIC 3550

Prepared by Di Long , Tweed Sutherland First National Real Estate



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Tweed Sutherland

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/35 STERNBERG STREET, KENNINGTON, 3 2 2

Indicative Selling Price

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

Price Range: \$450,000 to \$460,000

Provided by: Di Long, Tweed Sutherland First National Real Estate

MEDIAN SALE PRICE



KENNINGTON, VIC, 3550

Suburb Median Sale Price (House)

\$368,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 BIRCH GR, STRATHDALE, VIC 3550 1 2 2

Sale Price

\$440,000

Sale Date: 15/12/2017

Distance from Property: 2.2km



3/45 SOLOMON ST, EAST BENDIGO, VIC 3550 3 2 2

Sale Price

\$475,000

Sale Date: 29/11/2017

Distance from Property: 1.3km



4 THE LITTLE TCE, KENNINGTON, VIC 3550 3 - -

Sale Price

\$450,000

Sale Date: 26/09/2017

Distance from Property: 2.4km



This report has been compiled on 07/06/2018 by Tweed Sutherland First National Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/35 STERNBERG STREET, KENNINGTON, VIC 3550

Indicative selling price

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

Price Range:

\$450,000 to \$460,000

Median sale price

Median price

\$368,500

House

Unit

X


Suburb

KENNINGTON

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3 BIRCH GR, STRATHDALE, VIC 3550	\$440,000	15/12/2017
3/45 SOLOMON ST, EAST BENDIGO, VIC 3550	\$475,000	29/11/2017
4 THE LITTLE TCE, KENNINGTON, VIC 3550	\$450,000	26/09/2017