

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

5/1 Curtin Street, Kennington Vic 3550

Indicative selling price

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

Single price \$315,000

Median sale price

Median price \$247,250 House Unit X Suburb or locality Kennington

Period - From 01/04/2018 to 31/03/2019 Source REIV

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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 4/253 High St GOLDEN SQUARE 3555 | \$317,500 | 21/03/2019 |
| 2 | 4/27a Lawson St SPRING GULLY 3550 | \$315,000 | 26/02/2019 |
| 3 | 1/78 Condon St KENNINGTON 3550 | \$310,000 | 05/03/2019 |

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$315,000

Median Unit Price

Year ending March 2019: \$247,250

Comparable Properties



4/253 High St GOLDEN SQUARE 3555 (REI/VG) Agent Comments



Price: \$317,500

Method: Private Sale

Date: 21/03/2019

Rooms: 5

Property Type: Unit



4/27a Lawson St SPRING GULLY 3550 (REI/VG)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 26/02/2019

Rooms: 5

Property Type: House

Land Size: 266 sqm approx

1/78 Condon St KENNINGTON 3550 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 05/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 413 sqm approx