

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

2/50 Marnie Road, Kennington Vic 3550

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$423,000

Property Type Unit

Suburb Kennington

Period - From 01/07/2022

to 30/06/2023

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 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
1	3/1 Holland Ct KENNINGTON 3550	\$420,000	14/02/2023
2	2/62 Keck St FLORA HILL 3550	\$420,000	16/08/2022
3	1/12 Wortha St BENDIGO 3550	\$400,000	28/09/2023

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 18 months.~~

This Statement of Information was prepared on:

11/10/2023 10:03



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Property Type: Unit
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$425,000
Median Unit Price
Year ending June 2023: \$423,000

Comparable Properties



3/1 Holland Ct KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000
Method: Private Sale
Date: 14/02/2023
Property Type: Unit



2/62 Keck St FLORA HILL 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000
Method: Private Sale
Date: 16/08/2022
Property Type: Unit



1/12 Wortha St BENDIGO 3550 (REI)

Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 28/09/2023
Property Type: Unit
Land Size: 307 sqm approx

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