

# 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

26 Marshall Crescent, Kennington VIC 3550

### Indicative selling price

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

Single Price \$365,000

### Median sale price

Median Price

\$383,500

Property  
Type

House

Suburb

Kennington

Period - From

Mar 2019

to

Feb 2020

Source

Corelogic

### 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

1	17 Mafeking St, Kennington VIC 3550	\$355,000	31/01/2020
2	15 Woods St, Kennington VIC 3550	\$360,000	24/09/2019
3	30 Ellis St, Flora Hill VIC 3550	\$365,000	19/03/2020

This statement of Information was prepared on:

18/06/2020