### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address	Unit 3/102-104 St Aidans Road, Kennington Vic 3550
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$410,000	&	\$430,000
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#### Median sale price

Median price	\$440,250	Pro	perty Type U	nit		Suburb	Kennington
Period - From	15/11/2021	to	14/11/2022	So	urce	REIV	

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

**A**\* 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

Address of comparable property		Price	Date of sale
1	2/62 Keck St FLORA HILL 3550	\$420,000	16/08/2022
2	2/68 Condon St KENNINGTON 3550	\$410,000	22/06/2022
3	2/9 Skene St KENNINGTON 3550	\$408,000	24/10/2022

#### **OR**

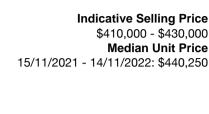
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2022 09:39





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# **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

# Comparable Properties



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



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

Agent Comments

**Agent Comments** 



2/68 Condon St KENNINGTON 3550 (VG)







Method: Sale Date: 22/06/2022

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Price: \$410,000

Agent Comments



2/9 Skene St KENNINGTON 3550 (REI)

**-**2





Price: \$408.000 Method: Private Sale Date: 24/10/2022 Property Type: Unit

Land Size: 223 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



