

# 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  
Including suburb and  
postcode

Unit 3/102-104 St Aidans Road, Kennington Vic 3550

### Indicative selling price

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

Range between \$410,000 & \$430,000

### Median sale price

Median price \$440,250 Property Type Unit Suburb Kennington

Period - From 15/11/2021 to 14/11/2022 Source 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	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 comparable properties 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

Unit 3/102-104 St Aidans Road, Kennington Vic 3550



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

**Indicative Selling Price**  
\$410,000 - \$430,000  
**Median Unit Price**  
15/11/2021 - 14/11/2022: \$440,250

## Comparable Properties



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

Agent Comments



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



**2/68 Condon St KENNINGTON 3550 (VG)**

Agent Comments



**Price:** \$410,000  
**Method:** Sale  
**Date:** 22/06/2022  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit



**2/9 Skene St KENNINGTON 3550 (REI)**

Agent Comments



**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



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