

# 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

1 The Strand, 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 \$646,000

&

\$710,000

### Median sale price

Median price \$562,500

Property Type House

Suburb Kennington

Period - From 01/01/2021

to 31/12/2021

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	2 Timbertop Dr KENNINGTON 3550	\$725,000	04/11/2021
2	3 Hakea St KENNINGTON 3550	\$690,000	07/01/2022
3	16 Clarence Av KENNINGTON 3550	\$665,000	07/03/2022

**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:

10/03/2022 14:15



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 939 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$646,000 - \$710,000  
**Median House Price**  
Year ending December 2021: \$562,500

## Comparable Properties



**2 Timbertop Dr KENNINGTON 3550 (REI/VG)** **Agent Comments**



**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 04/11/2021  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**3 Hakea St KENNINGTON 3550 (REI/VG)** **Agent Comments**



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 07/01/2022  
**Property Type:** House  
**Land Size:** 734.50 sqm approx



**16 Clarence Av KENNINGTON 3550 (REI)** **Agent Comments**



**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 07/03/2022  
**Property Type:** House  
**Land Size:** 741 sqm approx