

Statement of Information

Single residential property located outside the
Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Vickers Court Kennington VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,000

*House

X

*Unit

Suburb

Kennington

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

4 Lowndes Street Kennington VIC 3550

\$363,250

02-Nov-18

17 Clarence Avenue Kennington VIC 3550

\$375,000

09-Jul-18

39 Condon Street Kennington VIC 3550

\$362,000

10-Oct-18

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.~~

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4 Lowndes Street Kennington VIC 3550

Sold Price

\$363,250

Sold Date

02-Nov-18

 4

 1

 1

Distance

0.1km



17 Clarence Avenue Kennington VIC 3550

Sold Price

\$375,000

Sold Date

09-Jul-18

 4

 1

 1

Distance

0.48km



39 Condon Street Kennington VIC 3550

Sold Price

\$362,000

Sold Date

10-Oct-18

 4

 1

 1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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